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HOLLYWOOD *Plans*

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

CITY OF BURBANK

CITY OF GLENDALE

RIVERSIDE DR

SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE PLAN

BARHAM BLVD

VENTURA FWY

CEMETERY

FOREST LAWN DR

GOLDEN STATE FWY

NORTHEAST LOS ANGELES PLAN

HOLLYWOOD CAHUENGA BLVD WEST

LAUREL CANYON BLVD

MULHOLLAND (SCENIC PARKWAY) DR

Specific Plan per Ordinance No 168121

Inner Corridor of Specific Plan per Ord No 167943

Outer Corridor of Specific Plan per Ord No 167943

LOS FELIZ BLVD

HYPERION AVE

BEL AIR - BEVERLY CREST PLAN

RIVERSIDE DR

GLENDALE BLVD

ROWENA AVE

GRIFFITH PARK BLVD

FRANKLIN AVE

HOLLYWOOD BLVD

SUNSET BLVD

CITY OF BEVERLY HILLS

VERMONT AVE

MYRA AVE

SANTA MONICA BLVD

FOUNTAIN AVE

GARDNER ST

VISTA AVE

BRONSON AVE

CEMETERY

SILVER LAKE - ECHO PARK PLAN

MELROSE AVE

CITY OF WEST HOLLYWOOD

LA CIENEGA BLVD

CRESCENT HEIGHTS BLVD

FAIRFAX AVE

MARTEL AVE

LA BREA AVE

HIGHLAND AVE

WILCOX AVE

COLE AVE

CAHUENGA BLVD

VINE ST

GOWER ST

WILTON PL

WESTERN AVE

NORMANDIE AVE

VIRGIL AVE

WILSHIRE PLAN

Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

PLAN LAND USE • Hollywood (See Plan booklet for Plan information)

Department of City Planning, Los Angeles, Ca., Con Howe, Director

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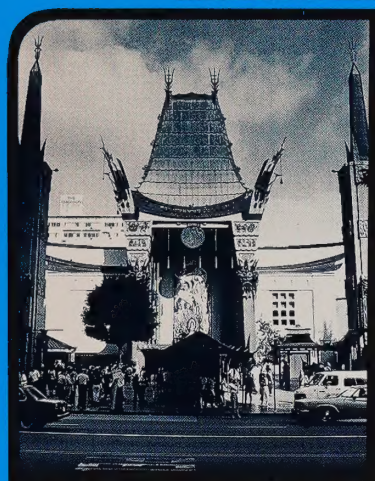
September 1991

HOLLYWOOD *Plans*



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

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NEIGHBORHOOD PLANNING DIVISION

G. David Lessley, Principal City Planner
Robert H. Sutton, Principal City Planner*
Charles Montgomery, Senior City Planner
Dan Green, Senior City Planner*
Al Landini, Senior City Planner*
Emily Gable, Senior City Planner*

PROJECT STAFF

Michael Davies, City Planner
Gary Booher, City Planner*
Lynell Washington, Planning Assistant

GEOGRAPHIC INFORMATION SYSTEM

John Sepulveda, GIS Supervisor II
John Butcher, GIS Supervisor II
Carmen Miraflor, GIS Supervisor I
Fae Tsukamoto, GIS Supervisor I
Ed Davanzo, GIS Specialist
David P. Terukina, GIS Specialist

GRAPHIC DESIGN SECTION

Mort Meyerson, Planning Graphic Supervisor
Dennis Plummer, Photographer

* former staff

HOLLYWOOD Plans

TABLE OF CONTENTS

Plan Amendments Date Log

A. **Community Plan**

1. Generalized Land Use Map
2. Generalized Circulation Map
3. Text*
4. Plan Maps

B. **Hollywood Redevelopment Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Redevelopment Plan Text
5. Administrative Responsibilities

C. **Mulholland Scenic Parkway Specific Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

D. **Hollywoodland Specific Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

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* This document is a reformat of the District Plan as it formerly appeared in the Broadside format. The Maps reflect the restudy of the Hollywood Community Plan and any other amendments.

PLAN AMENDMENTS DATE LOG*

HOLLYWOOD PLANS

Adopted by City Council
December 13, 1988
C.F. 86-0695-S1

Subsequent Amendments Adopted by City Council

Date	Title	Council File
June. 7, 1989	Periodic Plan Review, Window 18, Item 9, Franklin Ave.	89-0441 S9
Dec. 5, 1989	Periodic Plan Review, Window 14, Item 4, Poinsettia Ave.	88-1759 S4
Feb. 5, 1991	Periodic Plan Review, Window 30, Item 6, Hollywood Blvd.	90-2205 S6
March 27, 1991	Land Use Footnote	90-1422
March 27, 1991	Periodic Plan Review, Window 30, Item 1, Riverside Dr.	90-2205 S1
Aug. 28, 1991	Periodic Plan Review, Window 34, Item 1, N. Serrano Ave.	91-1172 S1
May 19, 1992	Mulholland Scenic Corridor Specific Plan	86-0945 S1,2, 73-4868
May 27, 1992	AB 283 Open Space Zone Changes, Plan Amendments	92-0163
July. 21, 1992	Hollywoodland Specific Plan	87-2201
Nov. 6, 1992	Periodic Plan Review, Window 34, Item 4, Fairfax Ave.	91-1172 S4
March 3, 1993	Mobilehome Footnote	89-0119

* For your convenience, we have provided this space to record updated plan amendments as they are adopted by City Council.

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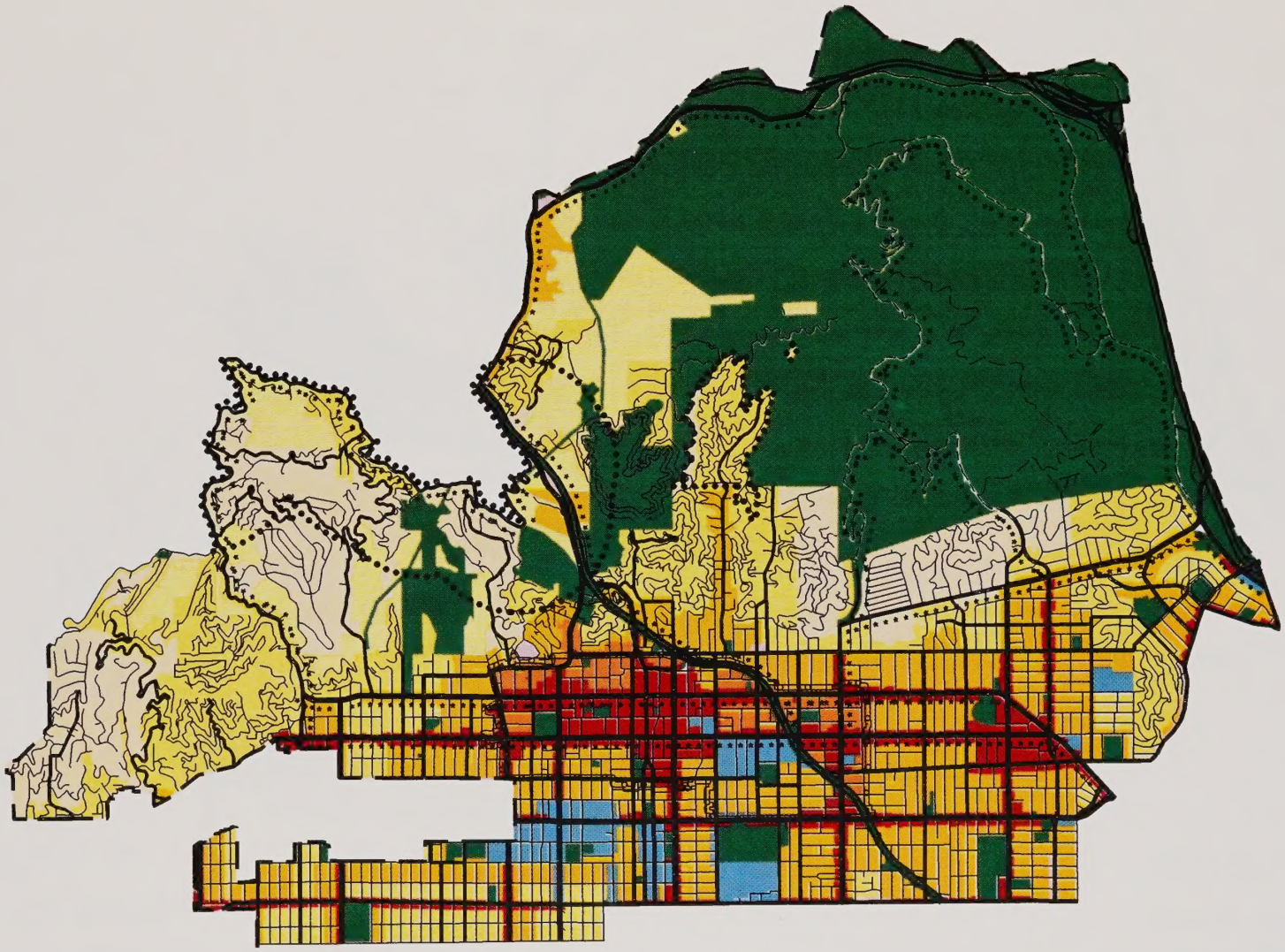


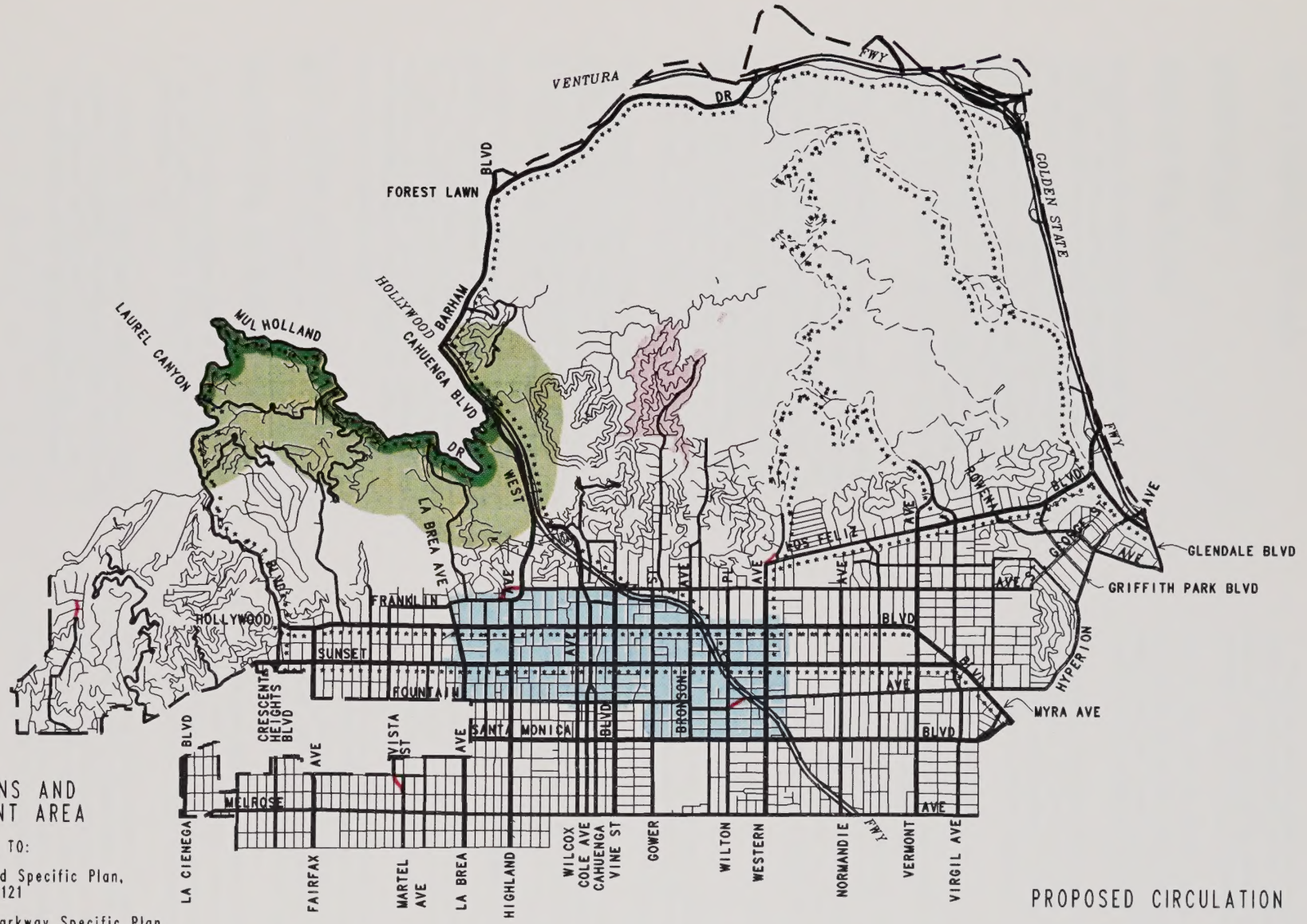
••••••••• For details see Specific Plans
For detail see Redevelopment Plan

HOLLYWOOD
GENERALIZED LAND USE

N

NOT TO SCALE

09/91



HOLLYWOOD GENERALIZED CIRCULATION

09/91

HOLLYWOOD PLAN

PURPOSES

USE OF THE PLAN

The purpose of the Hollywood Community Plan is to provide an official guide to the future development of the Community for the use of the City Council, the Mayor, the City Planning Commission; other concerned government agencies, residents, property owners, and business people of the Community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions; balance growth and stability; reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and the physical relationships among the various land uses are not altered.

The Plan is not and official zone map and while it is a guide it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein.

The Plan is subject to revision within five years, to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.

   To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.

2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.

3. To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

   To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from the scattered intrusion of apartments.

   In hillside residential areas to:

   a. Minimize grading so as to retain the natural terrain and ecological balance.
   b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.

4. To promote economic well being and public convenience through:

   a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards.
   b. Designating land for industrial development that can be so used without determent to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose.
   c. Encouraging the revitalization of the motion picture industry.
   d. Recognizing the existing concentration of medical facilities in East Hollywood as a center serving the medical needs of Los Angeles.

5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.

6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.

7. To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.

POLICIES

The Hollywood Community Plan has been designed to accommodate the anticipated growth in population and employment of the Community to the year 2010. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of lower density residential areas, and the conservation of open space lands.

Much of the Hollywood Community is hillside and mountainous terrain, and as much of the remaining undeveloped land as feasible is to be preserved for open space and recreational uses. It is also the City's policy that the Hollywood Community Plan incorporate the sites designated on the Cultural and Historic Monuments Element of the General Plan; furthermore, the Hollywood Plan encourages the addition of suitable sites thereto.

LAND USE

COMMERCE

Standards and Criteria

The commercial lands (including associated parking) designated by this Plan to serve residential areas are adequate in quantity to meet the needs of the projected population to the year 2010, as computed by the following standards:

1. 0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience-type commercial areas;

2. 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

Parking areas should be located between commercial and residential uses on the commercially-zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback.

Features

The Plan provides approximately 1,139 acres of commercial and related parking uses.

The focal point of the Community is the Hollywood Center, located generally on both sides of Hollywood and Sunset Boulevards between La Brea and Gower Street. The Hollywood Center is included in the Hollywood Redevelopment Project area as adopted in May 1986. This center area shall function 1) as the commercial center for Hollywood and surrounding communities and 2) as an entertainment center for the entire region. Future development should be compatibie with existing commercial development, surrounding residential neighborhoods, and the transportation and circulation system. Developments combining residential and commercial uses are especially encouraged in this Center area.

The Plan recognizes the concentration of medical facilities in the vicinity of the Sunset Boulevard/Vermont Avenue intersection; it is identified as the East Hollywood Center Study Area. Within an adjacent to this center should be housing for employees as well as retail establishments serving the medical complex personnel and clients. While a commercial development intensity of up to 3:1 FAR is envisioned, the Community Commercial designation should not be expanded beyond the current sites until the Metro Rail system or some other high capacity transportation facility is operational.

Strategically distributed throughout the Community would be neighborhood shopping areas, emphasizing convenience retail stores and services. The Plan encourages the retention of neighborhood convenience clusters offering retail and service establishments oriented to pedestrians.

HOUSING

Standards and Criteria

The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

1. The adequacy of the existing and assured circulation and public transportation systems within the area;

2. The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;

3. The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.

To the extent feasible, the "cluster concept" is the preferred method to be utilized for new residential development in hillside areas in order to use the natural terrain to best advantage and minimize the amount of grading required. However, development by conventional subdivision shall not be precluded. The "cluster concept" is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area (75 to 80 percent) in its natural state or in a park-like setting. Density patterns indicated on the Plan Map may be adjusted to facilitate cluster developments, provided that the total number of dwelling units indicated in any development is not increased from that depicted on the Plan Map.

New apartments should be soundproofed and should be provided with adequate usable open space at a minimum ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback.

Features

Apartments in high-density areas provide housing for about 37,430 persons. Medium and low-medium density apartment and townhouse areas provide for about 127,105 persons. The low-density residential character of many parts of Hollywood should be preserved, and lower density (Low Medium I or more restrictive) residential neighborhoods should be protected from encroachment by other types of uses, including surface parking. It is the intent of this Plan that all natural slopes generally in excess of 15% be limited to the minimum density range. Transitional building heights should be imposed, especially in the Medium density housing designated areas where this designation is immediately adjacent to properties designated Low Medium I or more restrictive.

The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through (1) application of Historic Preservation Overlay Zones where appropriate, and/or (2) preparation of neighborhood preservation plans which further refine and tailor development standards to neighborhood character.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic, and ethnic background.

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.

The proposed residential density categories and their capacities are:

Residential Density	Dwelling Units per Gross Acre*	Persons per Gross Acre	Gross Acres	% of Resd. Land	Pop. Capacity	Pop. Capacity
Minimum	.5 to 1	3	945	11.6	2,835	1.2
Very Low II	2+ to 3	9	1,667	20.5	15,000	6.4
Low I	3+ to 5	12.5	410	5.0	5,125	2.2
Low II	5+ to 7	18.5	2,373	29.2	43,900	19.0
Low Med I	7+ to 12	26	439	5.4	11,415	5.0
Low Med II	12+ to 24	40	959	11.9	38,360	16.6
Medium	24+ to 40	74	1,045	12.8	77,330	33.4
High-Med	40+ to 60	95	122	1.5	11,590	5.0
High	60+ to 80	152	170	2.1	25,840	11.2
Totals			8,130	100.0	231,395	100.0

* "Gross Acre" includes one-half of abutting streets.

The 2010 population of Hollywood is projected to be approximately 219,000 persons, an increase of 38,000 over the 1980 population.

The Plan capacity is 5.7% in excess of the projected population figure for the year 2010.

INDUSTRY

Standards and Criteria

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. On-street parking should be discouraged in industrial areas.

If industrial expansion is permitted into residential areas, it should be conducted according to a planned development program to avoid a mixture of uses . Industrial lands are intended to be limited and restricted to types of uses which will avoid nuisance to other uses on adjacent lands.

Features

The Plan designates approximately 335 acres of land for industrial uses. A large proportion should be encouraged to be occupied by the types of industry which are indigenous to Hollywood-motion picture and television production, radio studios, sound and recording studios, film processing studios, and motion picture equipment manufacturing and distribution. The Plan proposes more intensive utilization of existing industrial sites and encourages the vacation of appropriate local streets and alleys in industrial areas for purposes of lot assemblage. The Plan recognizes the need to review and revise the Zoning Code relative to the classification of many entertainment industry uses.

To preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses in keeping with the urban residential character of the community, the Plan proposes classifying industrial land in restricted zoning categories, such as the MR zones, wherever possible.

CIRCULATION

Major transportation corridors serving other parts of the Los Angeles metropolitan area cross the Hollywood Community and thus the highways and streets of the community must accommodate traffic generated both within and without the community. To accommodate the transportation needs of the Community, the circulation system proposed in the Plan must be supplemented by a greatly improved public transportation system and/or additional highways and freeways. Unless such additional modes of transportation are provided, acute traffic congestion will be further aggravated in most parts of the community.

Several proposed Metro Rail stations are to be located in Hollywood. If higher intensity development is to be encouraged in the vicinity of these Metro Rail stations,

station area master plans should be prepared.

Standards and Criteria

Highways and local streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and freeways Element of the General Plan and the City's Standard Street Dimensions. Design characteristics which give street identity such as curves, changes in direction and topographical differences, should be emphasized by street trees and planted median strips and by paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the development of the designated major and secondary highways and freeways. No increase in density shall be effected by zone change or subdivision unless it is determined that the local streets, major and secondary highways, freeways, and public transportation available in the area of the property involved, are adequate to serve the traffic generated. Adequate highway improvements shall be assured prior to the approval of zoning permitting intensification of land use in order to avoid congestion and assure proper development. The Plan recognizes that within the designated Center Study Areas of Hollywood innovative parking programs should be instituted to accommodate these Centers' parking needs through creation of more available parking capacity and more efficient use of parking facilities.

Features

The Plan incorporates the Highways and Freeways Element of the Los Angeles General Plan. Collector streets are shown to assist traffic flow toward major and secondary highways. A transportation improvement and management plan is needed to create an integrated program of transportation mitigation measures such as traffic flow management, demand management programs, street widening, public transit, and private transit. The transportation program described in Section 518.1 of the Hollywood Redevelopment Plan is a component of this Community Plan-wide program.

SERVICE SYSTEMS

The public facilities (such as schools, libraries, etc.) shown on this Plan are to be developed in accordance with the standards for need, site area, design, and general location expressed in the Service-Systems Element of the General Plan. (See individual facility plans for specific standards.) Such development shall be sequenced and timed to provide a workable, efficient, and adequate balance between land use and service facilities at all times. The Plan recommends that a study be undertaken to develop revised standards and facility requirements appropriate to a highly developed urban community including the provision of additional small parks.

The full residential, commercial, and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to serve the proposed development. In mountain areas no tentative subdivision map shall be approved until reviewed and approved by the Fire Department.

RECREATION AND PARKS

Policies

It is the City's policy:

1. That the desires of the local residents be considered in the planning of recreational facilities.

2. That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.

3. That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.

4. That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

5. That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the relocation of residents.

FIRE PROTECTION

Policies

It is the City's policy:

1. That the various components of the fire protection/emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.

2. That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.

3. That public education activities concerning the elimination of fire hazards, methods of fire protection and emergency medical service be encouraged.

4. That the existing paramedic program be continually evaluated, updated and improved.

5. That the City intensify its program of fire protection through weed abatement.

PUBLIC SCHOOLS

Policies

It is the City's policy:

1. That the Los Angeles Unified School District's standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Hollywood area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.

2. That the Los Angeles Unified School District be requested to tailor improvements in educational programming, curricula and staffing to the specific social, economic and cultural characteristics of the Community's residents .

3. That all school facilities in the Hollywood Community be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.

4. That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.

5. That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.

6. That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment and projected land uses and population.

7. That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.

8. That all school facilities adjacent to freeways be buffered against visual, noise and air pollution impacts.

9. That educational opportunities for adults be expanded in the community.

LIBRARY

Policies

It is the City's policy:

1. That library facilities, procedures, programs and resources be continually evaluated and tailored to the social, economic and cultural needs of local residents.

2. That, where feasible, bookmobile service to isolated residents be encouraged as a complimentary service of community branch libraries.

3. That the expansion of existing library facilities and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.

OTHER PUBLIC FACILITIES

Policies
It is the City's policy:

1. That, where feasible, new power lines be placed underground and that the undergrounding of existing lines be continued and expanded.

2. That new equipment for public facilities be energy efficient.

3. That solar access to adjacent properties be recognized and protected in the construction of public facilities.

SOCIAL SERVICES

Policies
It is the City's policy:

1. That all public and private agencies responsible for the delivery of social services be encouraged to continuallY evaluate and modify programs as needs change and funds become available.

2. That publicly funded agencies strive to achieve and maintain a high level of awareness and understanding to the ethnic and cultural diversity of the community.

PROGRAMS

These programs establish a framework for guiding development of the Hollywood Community in accordance with the objectives of the Plan . In general, they indicate those public and private actions which should take place during the initial ten years following revision of the Plan. The described actions will require the use of a variety of implementation methods.

PUBLIC IMPROVEMENTS

1. CIRCULATION

To facilitate local traffic circulation, relieve congestion, and provide mobility for all citizens, the following are recommended:

a. Continued development of the freeway, highway, and street system in conformance with existing and future adopted programs. This should include participation of the City in a regional study focusing on Route 2 capacity increases.

b. Continued planning of and improvements to the public transportation system for the community, including people-mover systems in high intensity areas as well as the proposed Metro Rail System.

c. Preparation of a Hollywood Transportation Plan in ordinance form which creates an integrated program of transportation mitigation measures.

d. Improvement of the Highland/Franklin intersections, including jog elimination either through realignment of Franklin Avenue or through grade separation.

e. Improvement of Fountain Avenue as an east-west arterial, including jog elimination in the vicinity of Le Conte Junior High School.

f. Improvement of the Hollywood Boulevard/La Brea Avenue intersection, including jog elimination.

g. Improvement of the Los Feliz Boulevard/ Western Avenue intersection, including realignment of the curve.

h. Improvement of Martel Avenue/Vista Street as a north-south arterial, including jog elimination north of Waring Avenue.

2. RECREATION, PARKS AND OPEN SPACE

The City should encourage continuing efforts by County, State, and Federal agencies to acquire vacant lands for publicly owned open space. The Plan encourages creation of the Los Angeles River Greenbelt corridor which would be integrated with existing and proposed parks, bicycle paths, equestrian trails, and scenic routes.

3. OTHER PUBLIC FACILITIES

The development of other public facilities such as fire stations, libraries, and schools should be sequenced and timed to provide a balance between land use and public services at all times. New power lines should be placed underground, and a program for the undergrounding of existing lines should be developed.

PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvements such as:

1. Initiation by property owners and merchants of programs to increase off-street parking facilities serving adjacent shopping areas.

2. Promoting street tree planting programs in commercial areas as well as residential areas.

3. Sponsoring clean-up and beautification programs to improve the general environment.

HOLLYWOOD REDEVELOPMENT PLAN

A Redevelopment Plan has been adopted by City Council (May 1986) for the area outlined in Map A. The purpose of the Redevelopment Plan is to implement the Community Plan's goals for the revitalization of the Hollywood Center. In order to accomplish these goals the Redevelopment Plan includes several tools, some of which ensure that standards established by the Community Redevelopment Agency (CRA) are carried out.

URBAN DESIGN DISTRICTS

The Hollywood Redevelopment Plan includes three special urban design districts also outlined in Map A. These are (1) the Hollywood Boulevard District (2) the Hollywood Core Transition District and (3) the Franklin Avenue Design District. Objectives defined in these urban design programs shall guide and regulate development for those areas.

REGIONAL CENTER COMMERCIAL DEVELOPMENT

The Redevelopment Plan limits development within the Regional Center Commercial designation to the equivalent of an average floor area ratio (FAR) of 4.5:1 for the entire area so designated. Proposed development in excess of 4.5:1 FAR up to 6:1 FAR may be permitted provided that certain objectives set forth in the Redevelopment Plan subsecton 506.2.3 are met. In order to provide incentives for historic and cultural preservation, the unused density from significant structures may be transferred to other development sites.

HOUSING INCENTIVE UNITS

In order to promote revitalization and improvement of residential properties and neighborhoods, the CRA Board may authorize new housing to be developed with more dwelling units per acre than otherwise permitted in the Redevelopment Plan (up to 30% more dwelling units than permitted by that plan) in order to achieve the objectives set forth in Section 505.3 of the Redevelopment Plan. In no

event may such authorization, in and of itself, exceed the maximum number of dwelling units permitted by Zoning.

In general, the Redevelopment Plan establishes a framework for implementing community revitalization activities. All development, including the construction of new buildings and the remodeling and expansion of existing buildings, must conform to the Redevelopment Plan. All building permits must be submitted to and approved by the CRA for development within the Redevelopment Project area.

SPECIFIC PLAN STUDIES

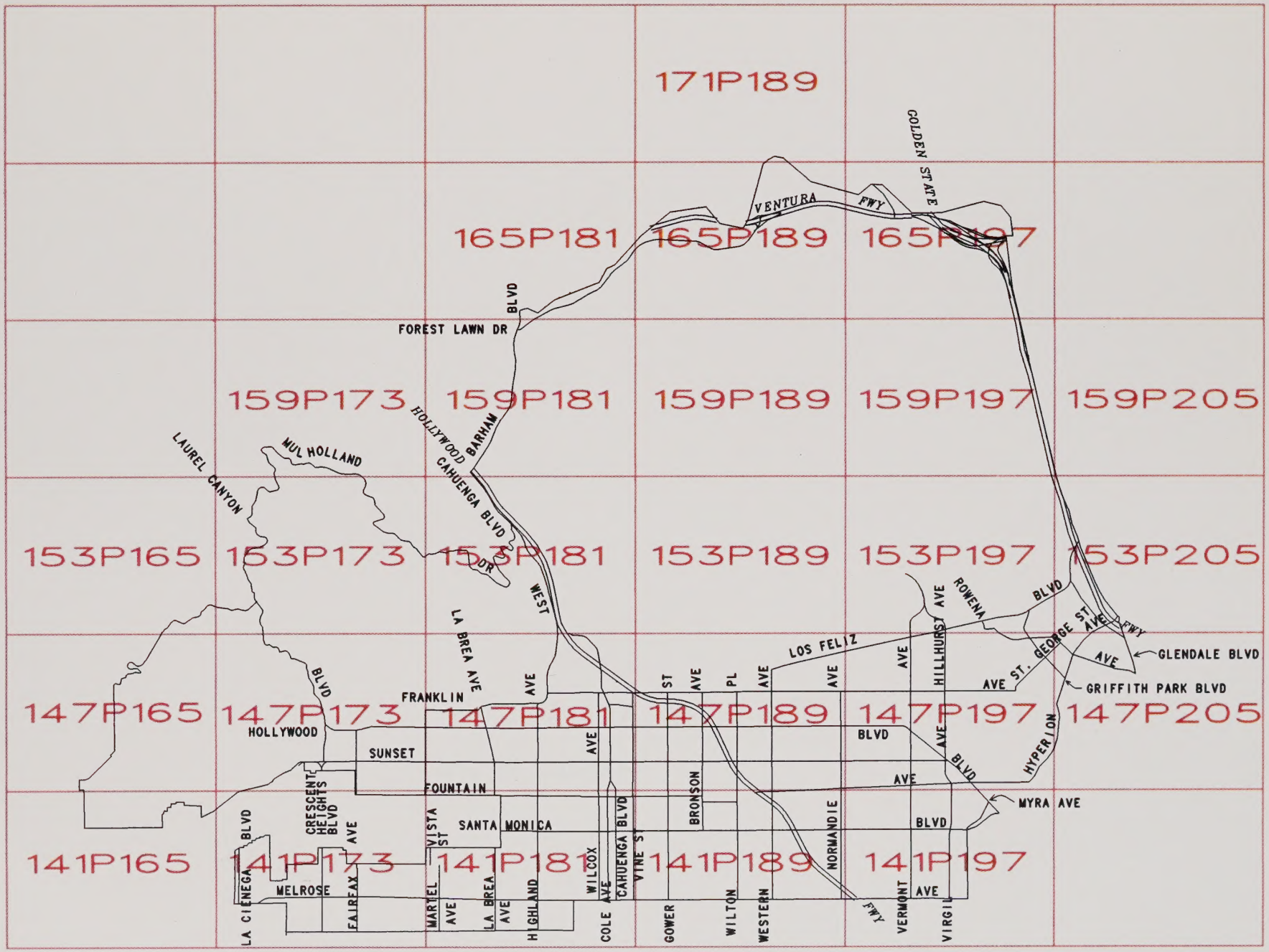
Specific Plan studies are suggested in the following areas:

- East Hollywood Center Study Area/Metro Rail Station area: focusing on the Medical Centers, providing for off-street parking, pedestrian walkways, landscaping, site planning, and mixed use development.

- Industrial Districts: emphasizing the retention and development of the entertainment industry, and including street widening, street improvement and parking, and clustering of complementary uses/services.

- Neighborhood preservation plans: to maintain and enhance the quality of development in, and reinforce the definition of, individual residential neighborhoods.

- Metro Rail Station areas: if development intensities greater than those depicted in this Plan are to be encouraged, station area master plans should be prepared.



HOLLYWOOD INDEX MAP

NOT TO SCALE 09/91

174-189

174-193

CITY OF BURBANK

CITY OF GLENDALE

171-189

SEE MAP 165P189

09/91 -HO

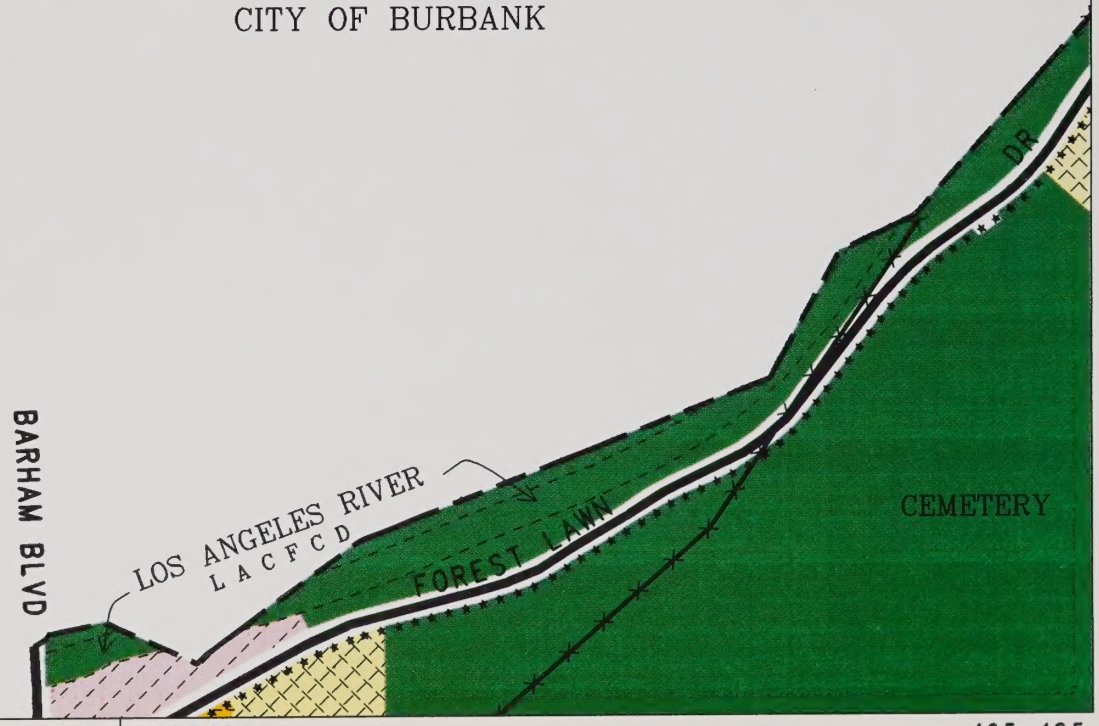
171-193

168-181

168-185

SEE MAP 165P189

CITY OF BURBANK



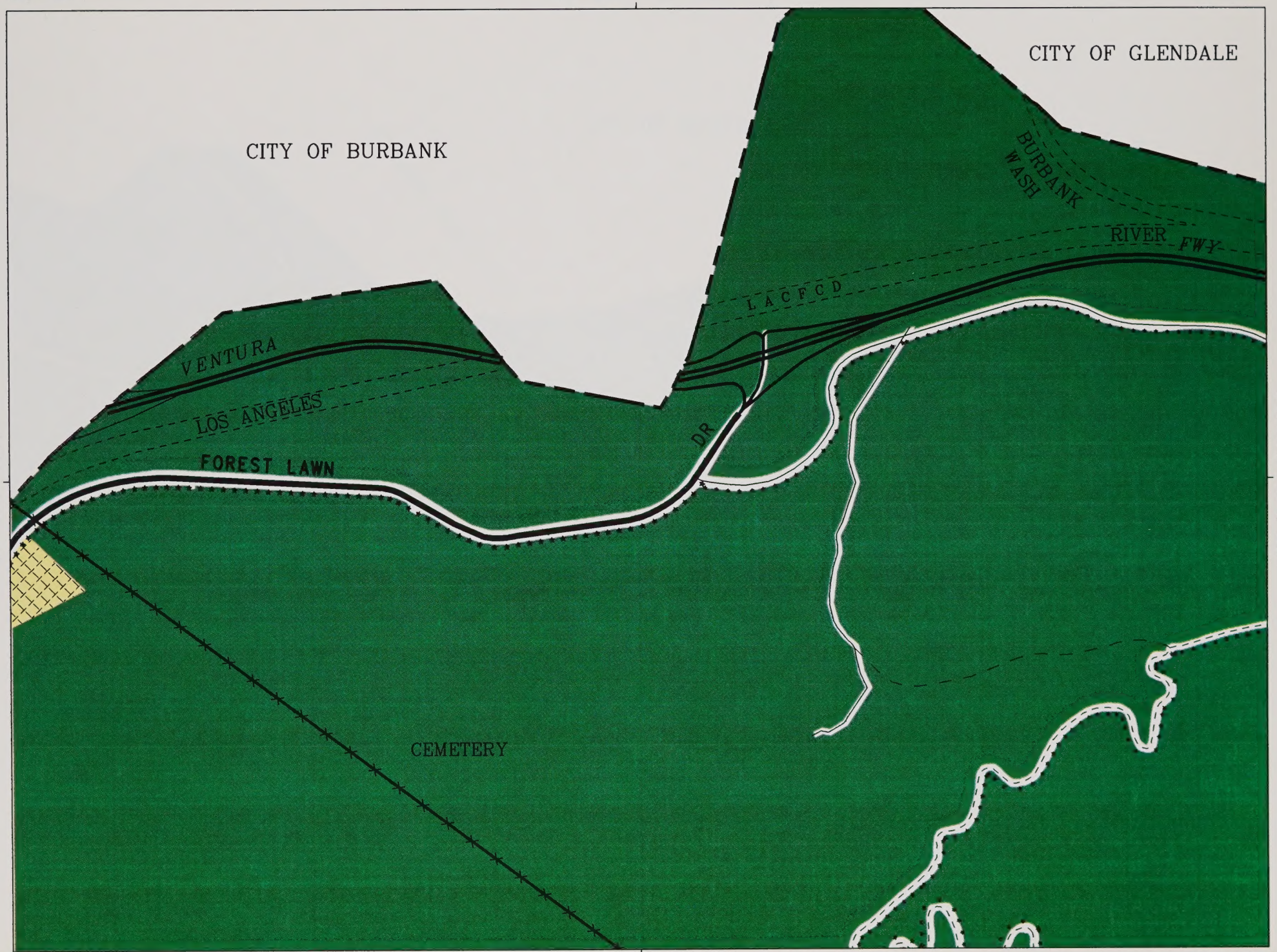
SHERMAN OAKS –
STUDIO CITY –
TOLUCA LAKE PLAN

165-181

SEE MAP 159P181

165-185

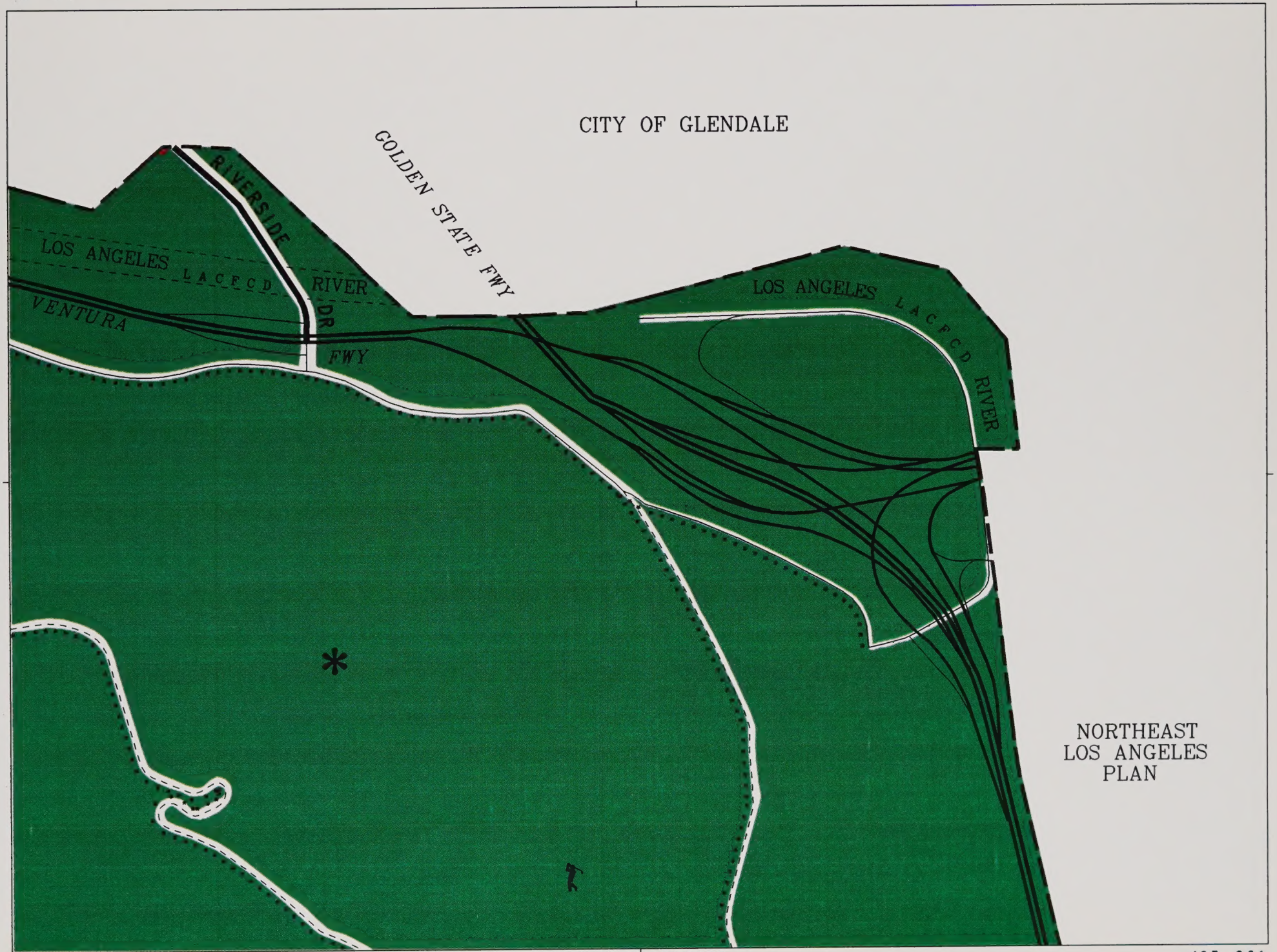
168-189
SEE MAP 171P189
168-193



SEE MAP 165P181
SEE MAP 165P197
165-189
SEE MAP 159P189
165-193

168-197

168-201



SEE MAP 165P189

165-197

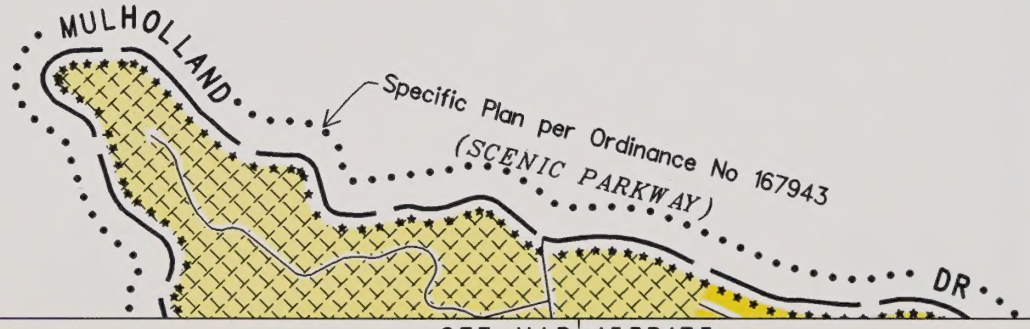
SEE MAP 159P197

165-201

162-173

162-177

SHERMAN OAKS – STUDIO CITY – TOLUCA LAKE
PLAN

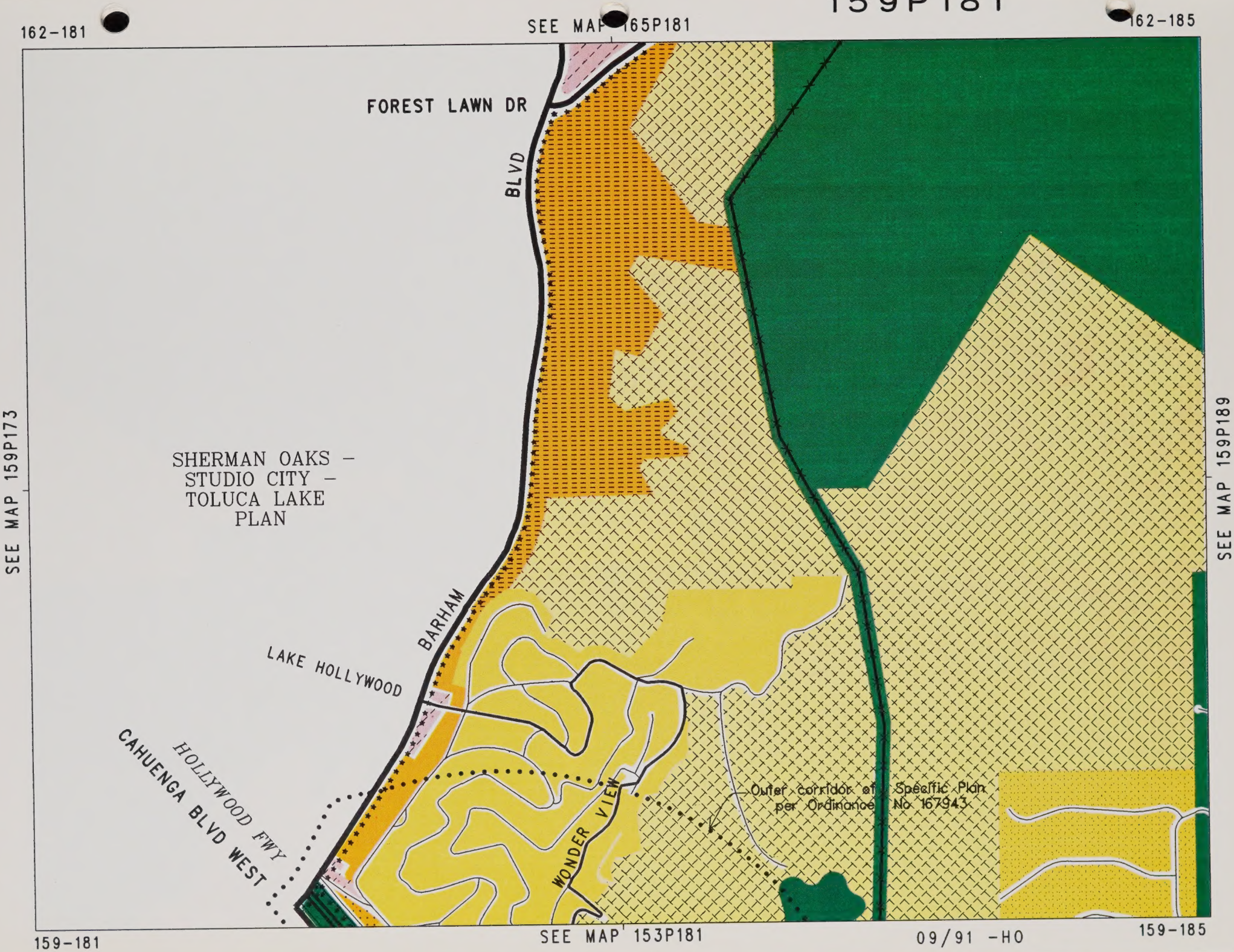


SEE MAP 159P181

159-173

SEE MAP 153P173

159-177


162-181
SEE MAP 165P181
162-185
FOREST LAWN DR
BLVD
SHERMAN OAKS -
STUDIO CITY -
TOLUCA LAKE
PLAN
SEE MAP 159P173
SEE MAP 159P189
BARHAM
LAKE HOLLYWOOD
HOLLYWOOD FWY
CAHUENGA BLVD WEST
WONDER VIEW
Outer corridor of Specific Plan
per Ordinance No. 167943
159-181
SEE MAP 153P181
09/91 -HO
159-185

162-189

SEE MAP 165P189

162-193

SEE MAP 159P181

SEE MAP 159P197

159-189

SEE MAP 153P189

159-193

162-197
SEE MAP 165P197
162-201

SEE MAP 159P189
SEE MAP 159P205
159-197
SEE MAP 153P197
159-201

162-205

162-209

SEE MAP 159P197

NORTHEAST
LOS ANGELES
PLAN

GOLDEN STATE FWY

159-205

SEE MAP 153P205

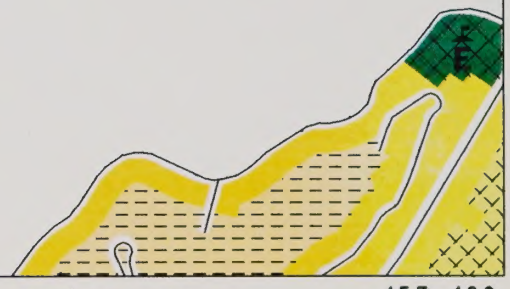
09/91 -HO

159-209

156-165

156-169

BEL AIR - BEVERLY CREST
PLAN



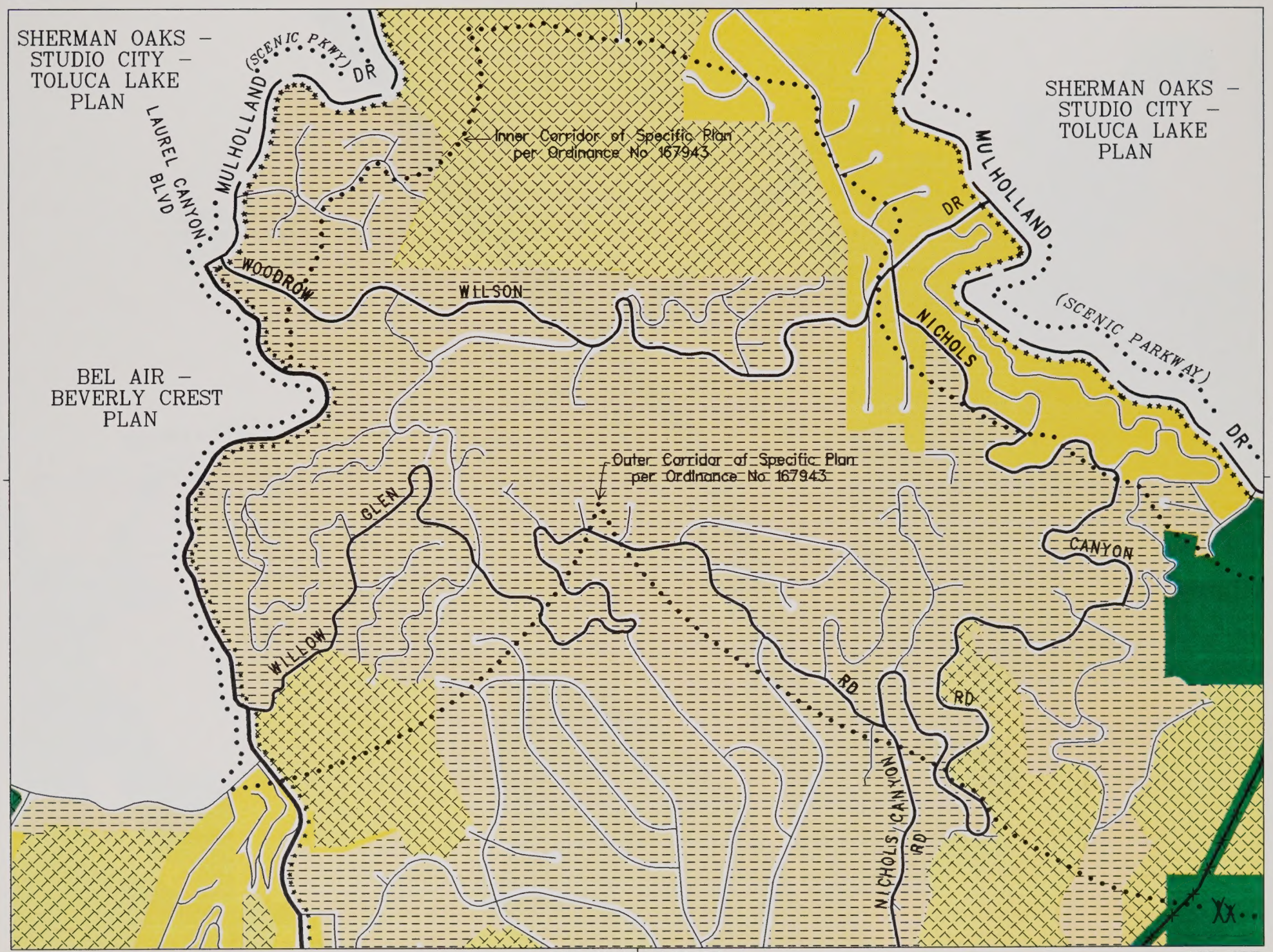
SEE MAP 153P173

153-165

SEE MAP 147P165

153-169

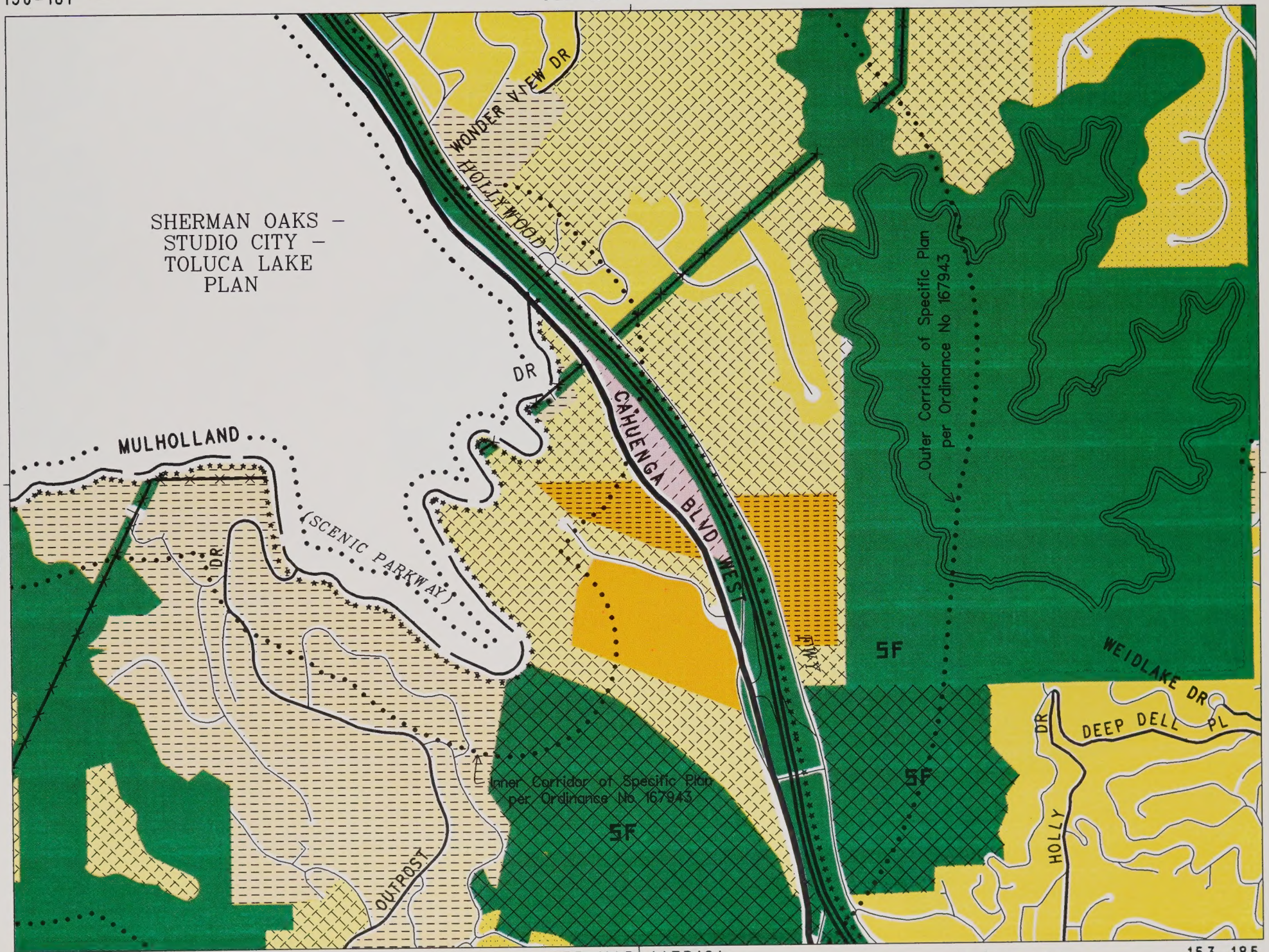
156-173 SEE MAP 159P173 156-177



SEE MAP 153P165
SEE MAP 153P181

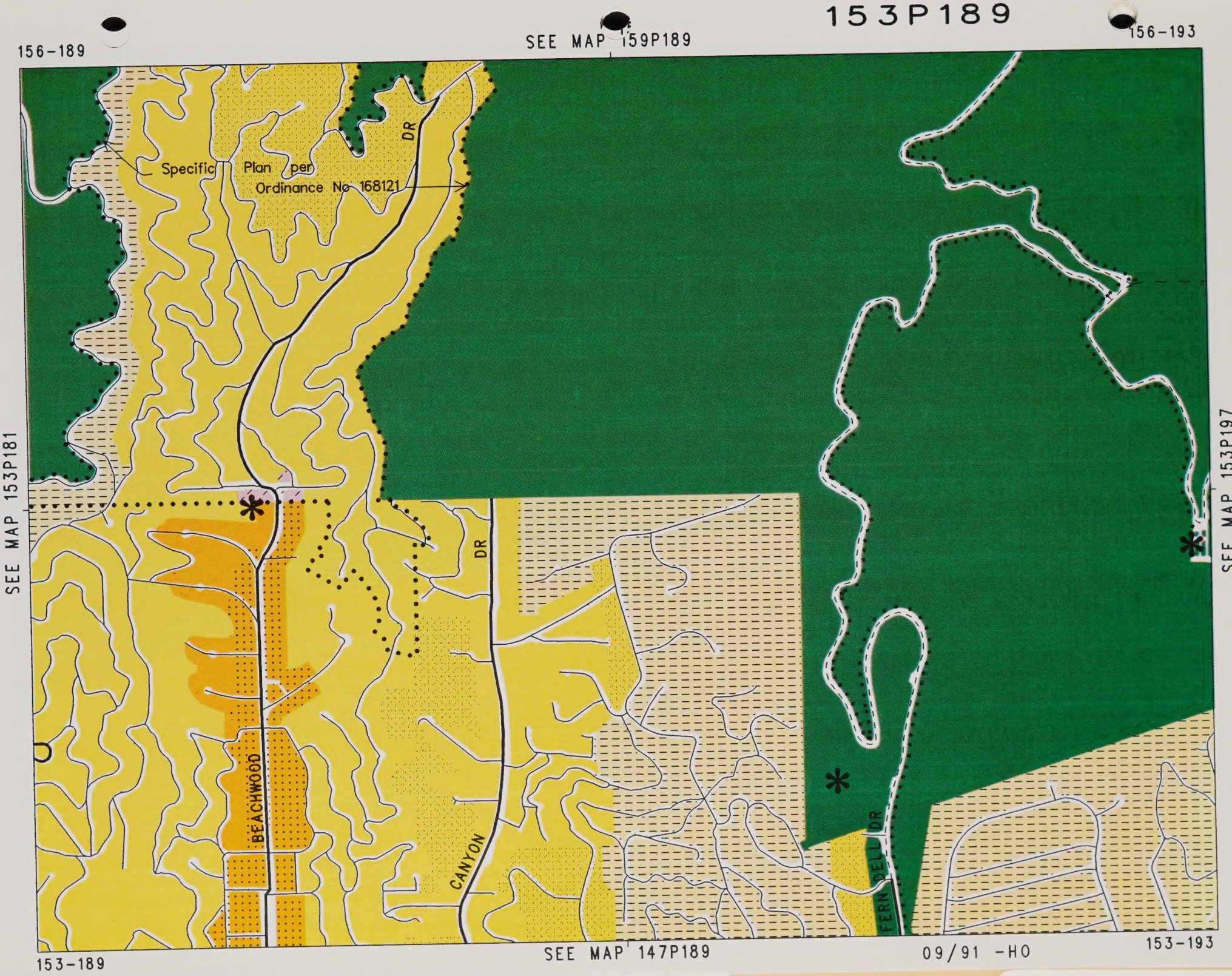
153-173 SEE MAP 147P173 153-177

156-181
SEE MAP 159P181
156-185



SEE MAP 153P173
SEE MAP 153P189

153-181
SEE MAP 147P181
153-185


153P189
156-189
SEE MAP 159P189
156-193
Specific Plan per
Ordinance No 168121
DR
SEE MAP 153P181
SEE MAP 153P197
DR
BEACHWOOD
CANYON
FERN DELL DR
153-189
SEE MAP 147P189
09/91 -HO
153-193

153P197

156-197

SEE MAP 159P197

156-201

SEE MAP 153P189

SEE MAP 153P205

153-197

SEE MAP 147P197

09/91 -HO

153-201

156-205
SEE MAP 159P205
156-209

153-205
SEE MAP 147P205
153-209

09/91 -HO

150-165

SEE MAP 153P165

150-169

BEL AIR - BEVERLY CREST
PLAN

CITY OF BEVERLY HILLS

LOOKOUT MOUNTAIN AVE

APPIAN WAY

SUNSET PLAZA DR

DOHENY DR

SEE MAP 147P173

147-165

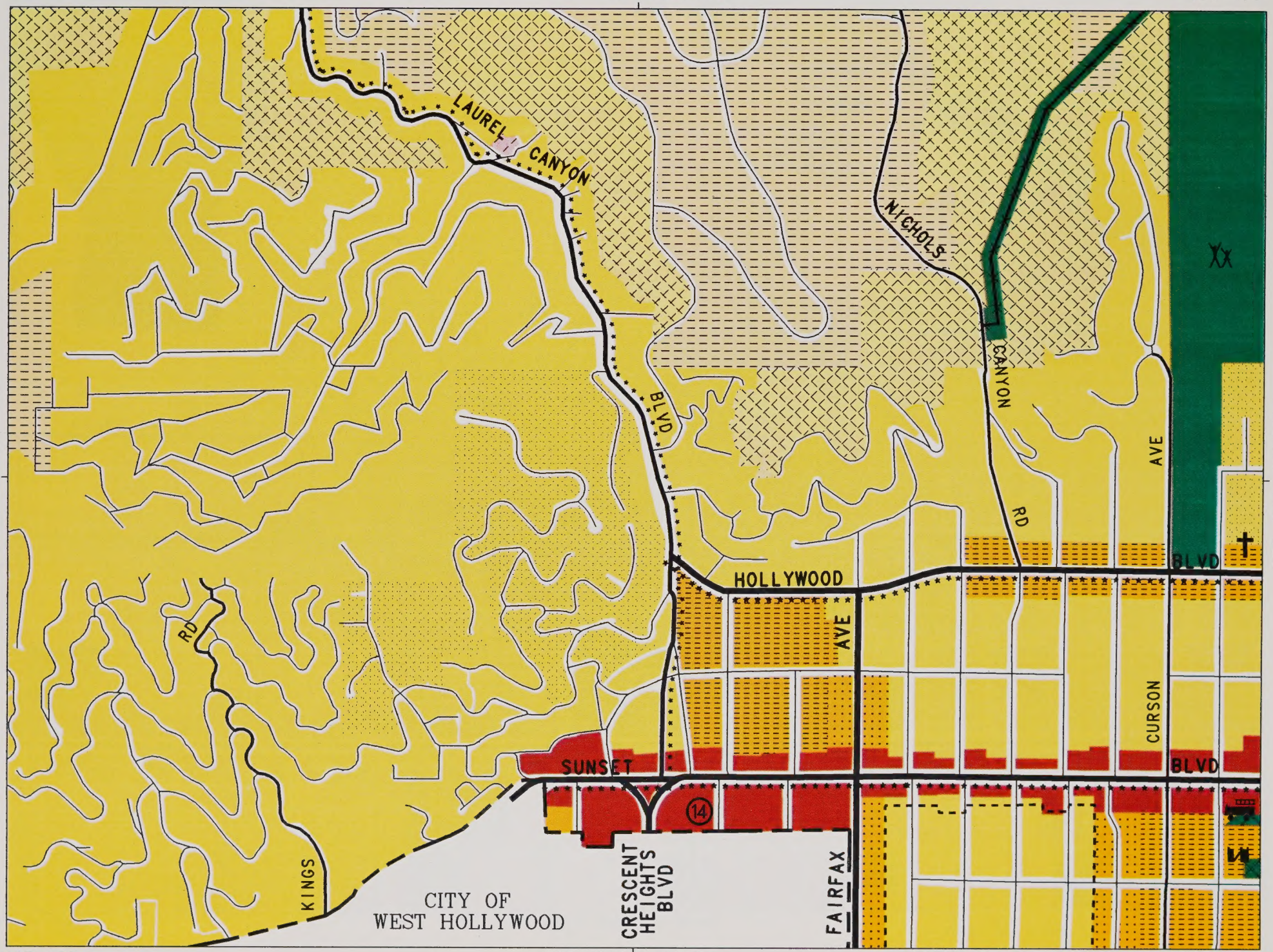
SEE MAP 141P165

147-169

150-173

SEE MAP 153P173

150-177



SEE MAP 147P165

SEE MAP 147P181

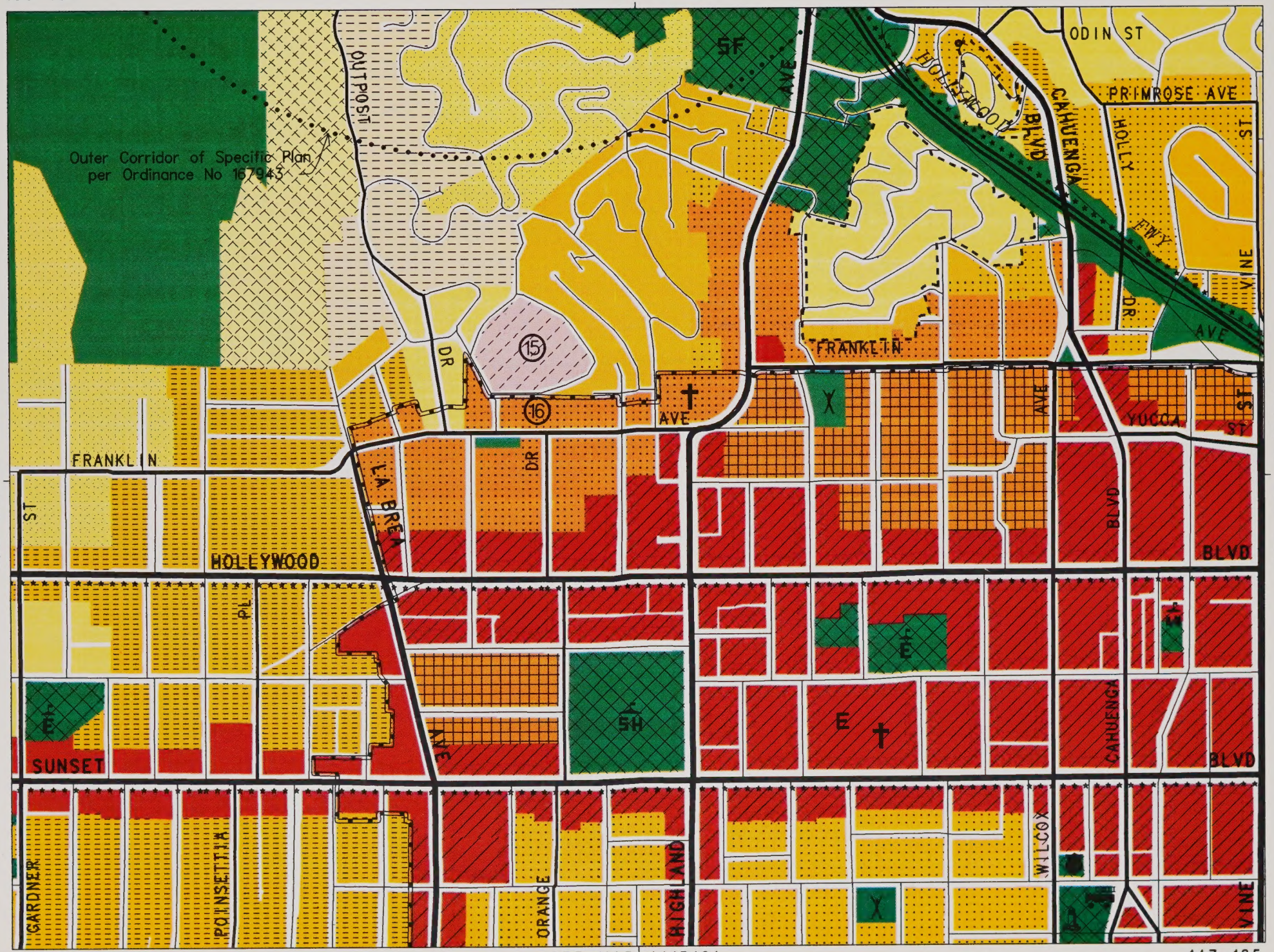
147-173

SEE MAP 141P173

09/91 -HO

147-177

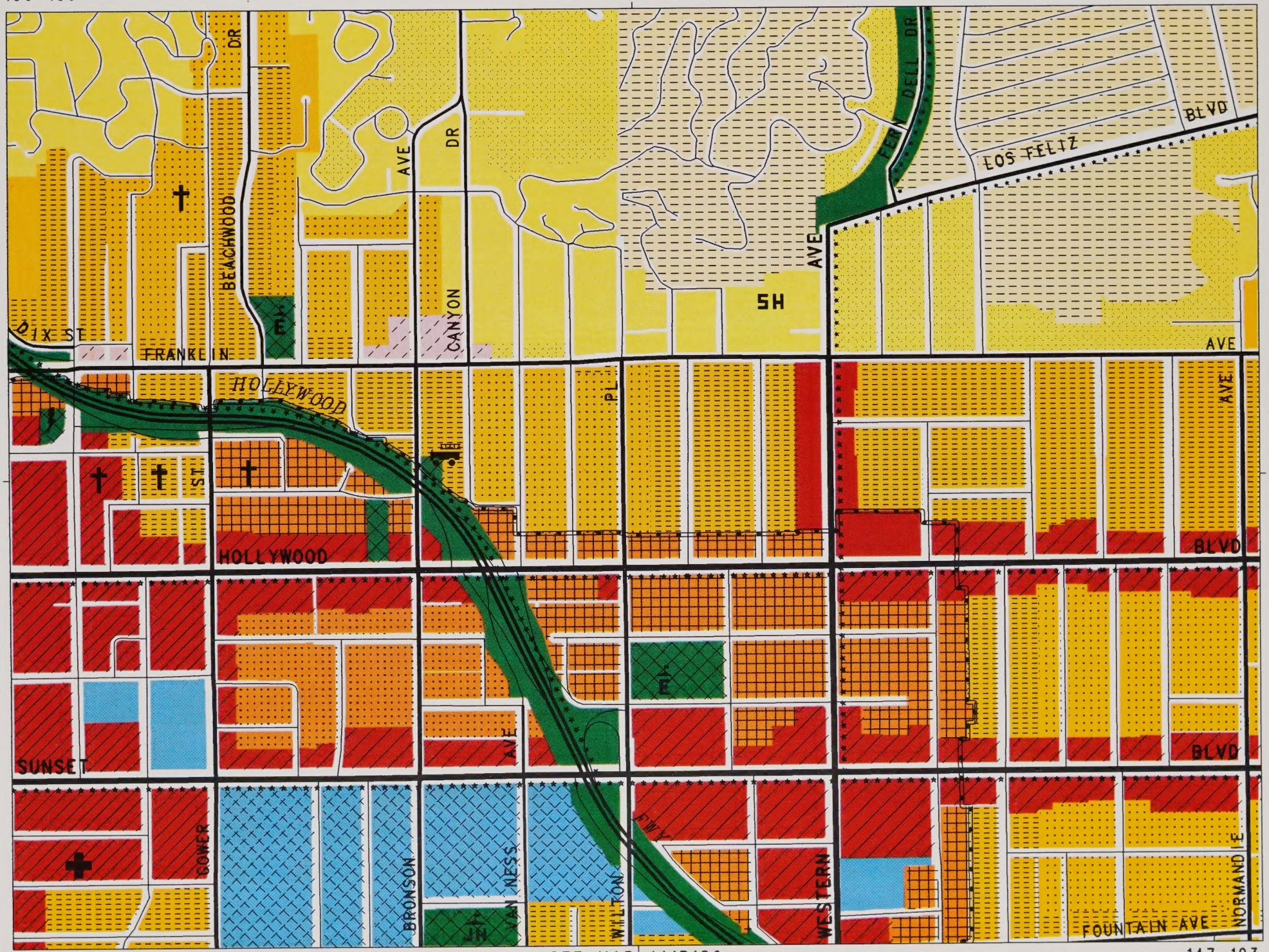
150-181 SEE MAP 153P181 150-185



SEE MAP 147P173
SEE MAP 147P189

147-181 SEE MAP 141P181 09/91 -HO 147-185

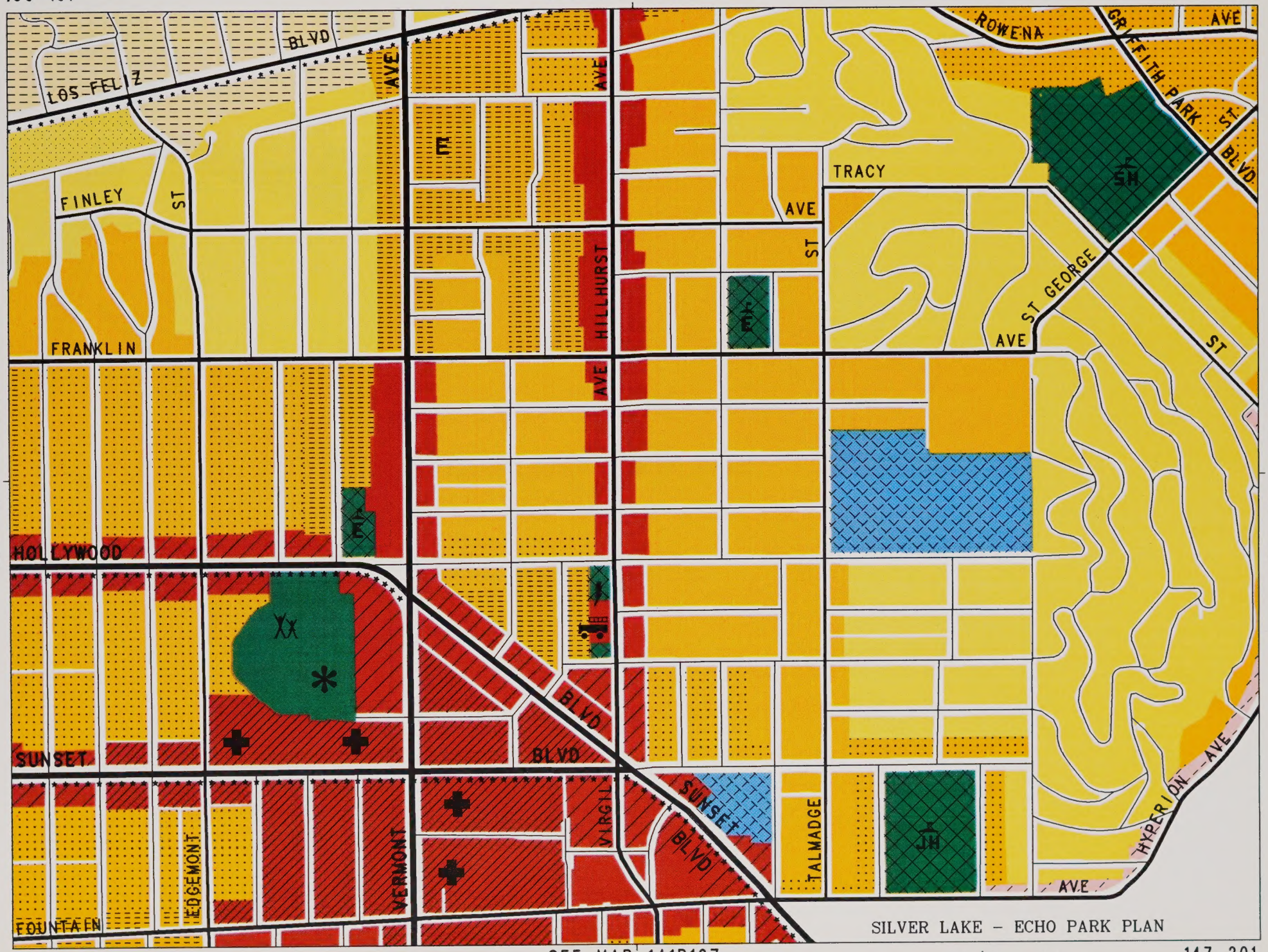
150-189
SEE MAP 153P189
150-193



SEE MAP 147P181
SEE MAP 147P197

147-189
SEE MAP 141P189
09/91 -HO
147-193

150-197
SEE MAP 153P197
150-201



SEE MAP 147P189
SEE MAP 147P205

SILVER LAKE - ECHO PARK PLAN

09/91 -HO

147-197
SEE MAP 141P197
147-201

150-205

SEE MAP 153P205

150-209

SEE MAP 147P197

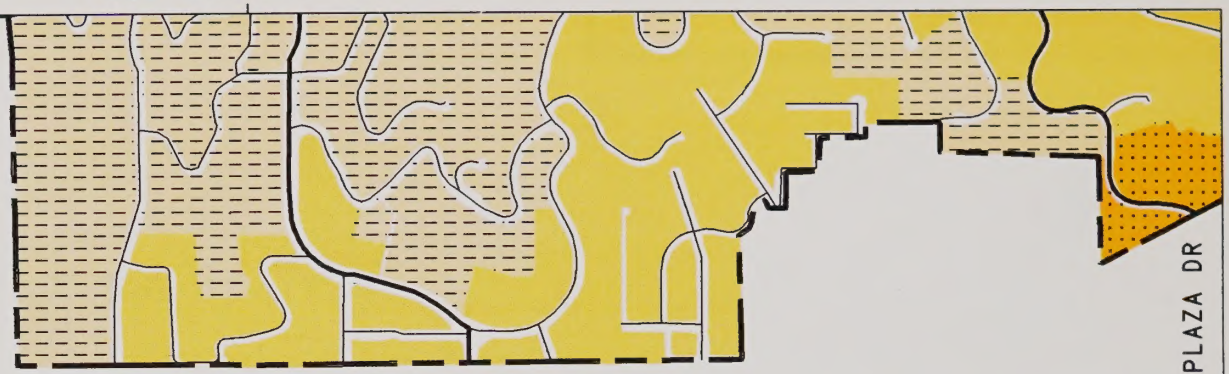
147-205

147-209

144-165

SEE MAP 147P165

144-169



CITY OF BEVERLY HILLS

DOHENY DR

SUNSET PLAZA DR

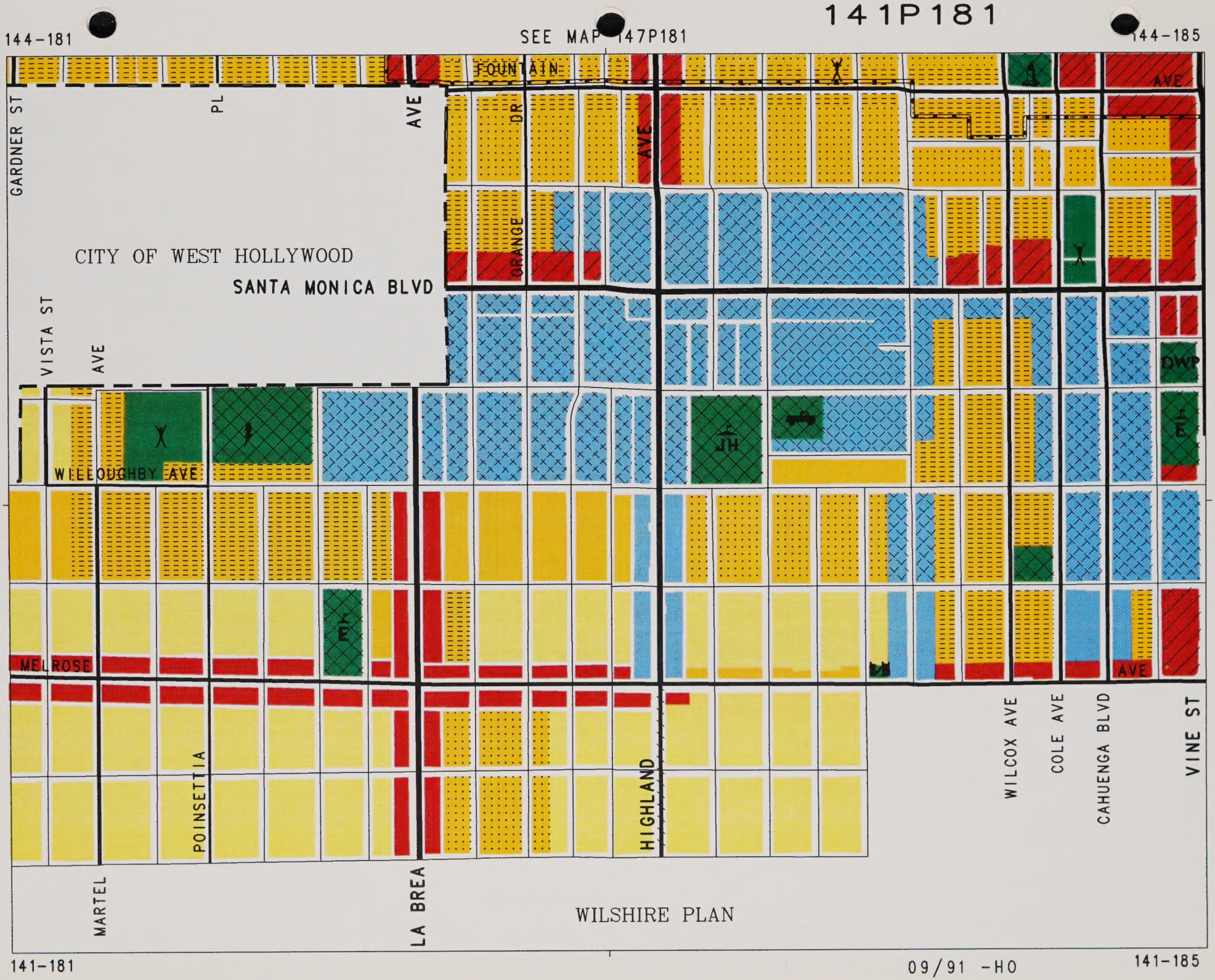
CITY OF WEST HOLLYWOOD

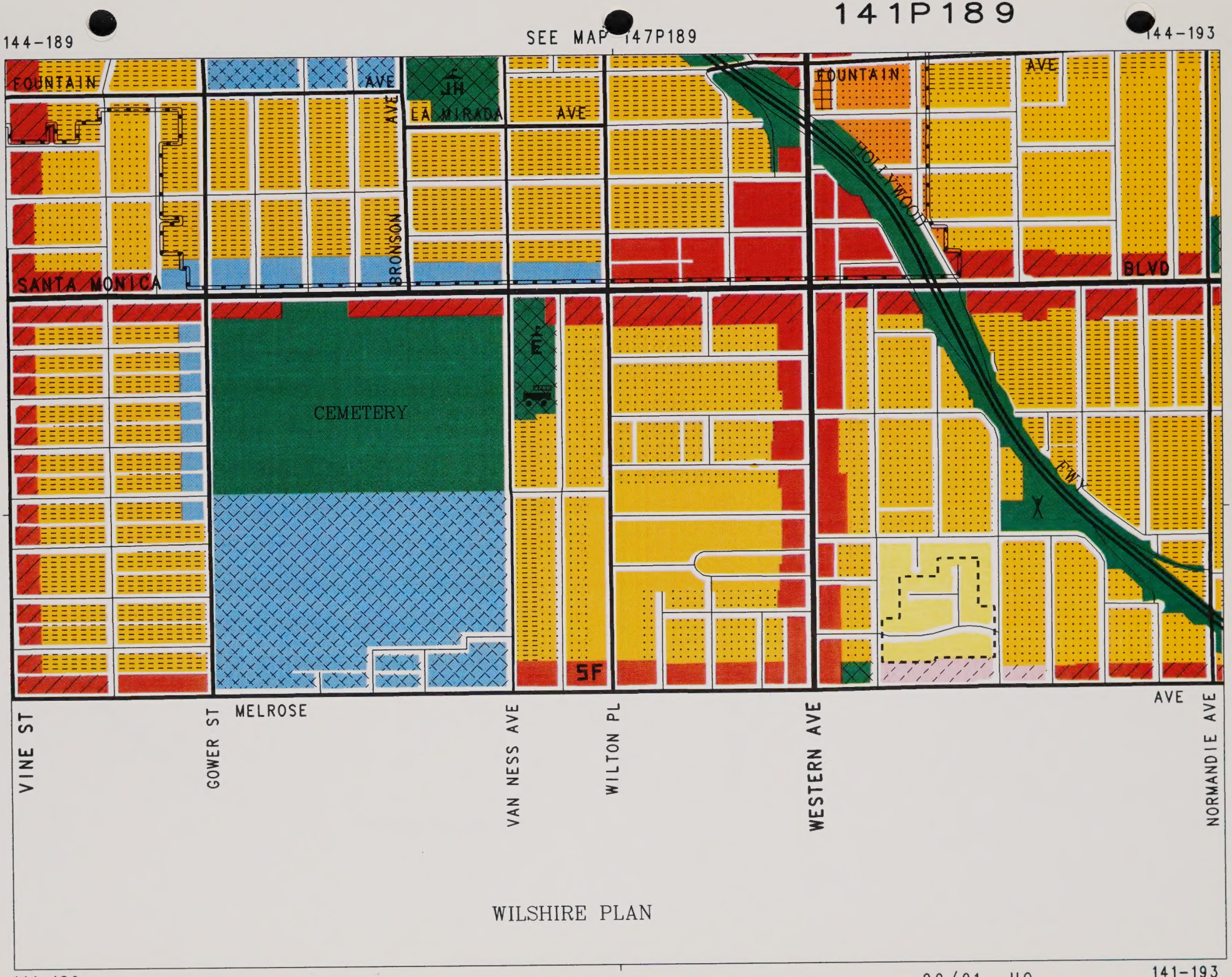
SEE MAP 141P173

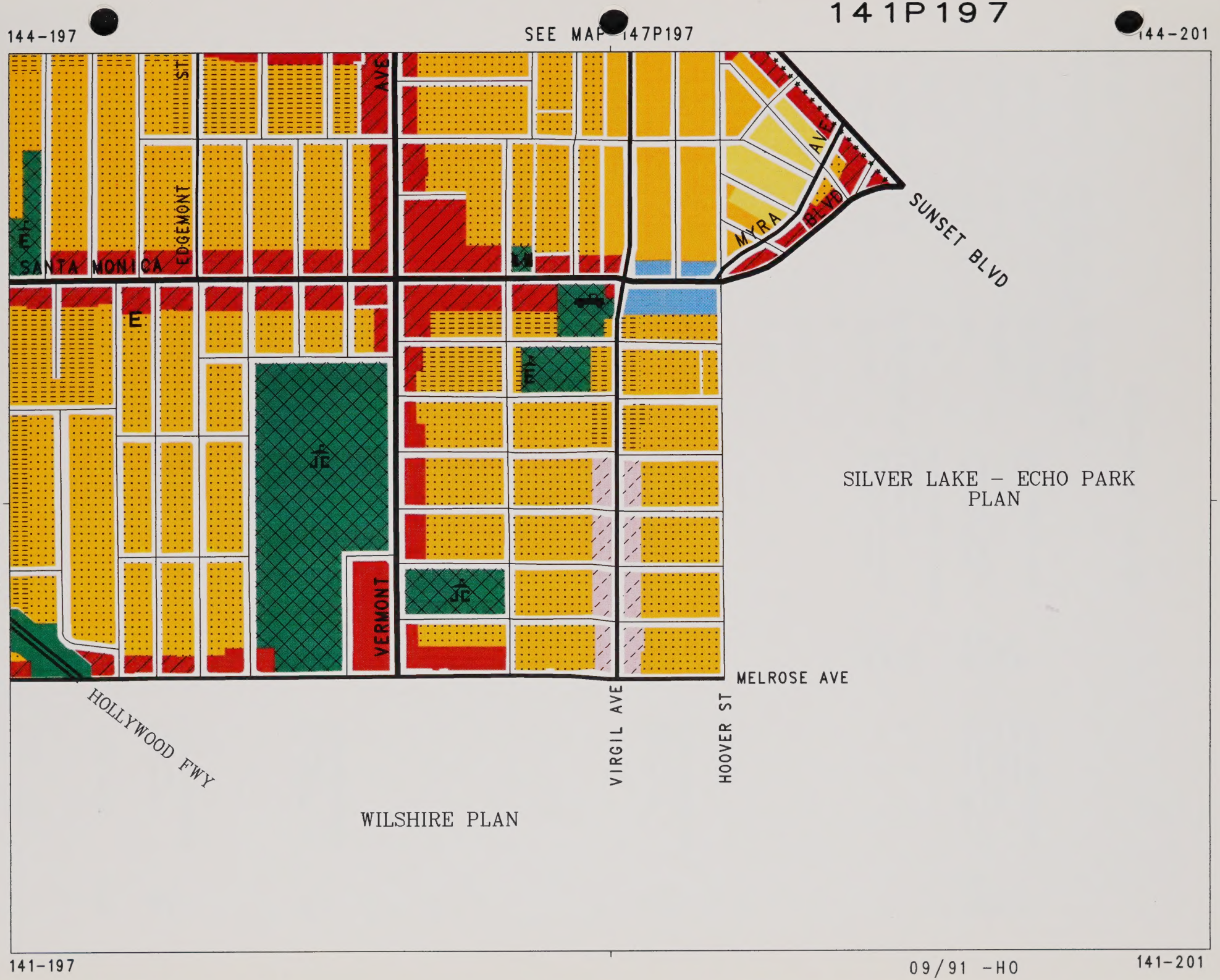
141-165

141-169

141P173
144-173
SEE MAP 147P173
144-177
AVE
CURSON AVE
CITY OF WEST HOLLYWOOD
BLVD
SWEETZER AVE
BLVD
FAIRFAX
SEE MAP 141P165
SEE MAP 141P181
MELROSE
AVE
LA CIENEGA
CITY OF
WEST HOLLYWOOD
CRESCENT HEIGHTS
SH
WILSHIRE PLAN
141-173
09/91 -HO
141-177


141P181
144-181
SEE MAP 147P181
144-185
FOUNTAIN
GARDNER ST
PL
AVE
DR
AVE
AVE
ORANGE
CITY OF WEST HOLLYWOOD
SANTA MONICA BLVD
VISTA ST
AVE
DWP
WILLOUGHBY AVE
SEE MAP 141P173
SEE MAP 141P189
MELROSE
AVE
POINSETTIA
HIGHLAND
WILCOX AVE
COLE AVE
CAHUENGA BLVD
VINE ST
MARTEL
LA BREA
WILSHIRE PLAN
141-181
09/91 -HO
141-185


141P189
144-189
SEE MAP 147P189
144-193
FOUNTAIN
AVE
LA MIRADA
AVE
FOUNTAIN
AVE
HOLLYWOOD
BLVD
BRONSON AVE
SANTA MONICA
CEMETERY
SEE MAP 141P181
SEE MAP 141P197
SF
VINE ST
GOWER ST
MELROSE
VAN NESS AVE
WILTON PL
WESTERN AVE
AVE
NORMANDIE AVE
WILSHIRE PLAN
141-189
09/91 -HO
141-193


144-197
SEE MAP 147P197
144-201
SANTA MONICA
EDGEMONT ST
AVE
MYRA
AVE
BLVD
SUNSET BLVD
E
E
E
E
SEE MAP 141P189
SILVER LAKE - ECHO PARK
PLAN
VERMONT
HOLLYWOOD FWY
VIRGIL AVE
HOOVER ST
MELROSE AVE
WILSHIRE PLAN
141-197
09/91 -HO
141-201

SUMMARY OF LAND USE

LAND USE	DWELLING UNITS PER GROSS ACRE[2]	CORRESPONDING ZONES[1]				
RESIDENTIAL[17]						
Minimum	0.5 to 1	A1, A2, RE40,	Single Family Residential		TOTAL RESDIENTIAL	
			Total Acres	5,395	Total Acres	8,130
Very Low II	2 to 3	RE15, RE11	% of Total Area	34.8	% of Total Area	52.4
			Dwelling Unit Capacity	20,904	Dwelling Unit Capacity	97,362
Low I	3+ to 5	RE9	Population Capacity	66,860	Population Capacity	231,395
Low II	5+ to 7	R1, RS	Multiple Family Residential			
			Total Acres	2,735		
Low Medium I[3]	7+ to 12	R2, RD3, RD4, RD5	% of Total Area	17.6		
			Dwelling Unit Capacity	76,458		
Low Medium II[3]	12+ to 24	RD1.5, RD2	Population Capacity	164,535		
Medium[4]	24+ to 40	R3				
High Medium[5]	40+ to 60	[Q]R4				
High[13]	60+ to 80	R4, [Q]R5				
COMMERCIAL[17]						
Limited		CR, C1, C1.5, P	Limited		TOTAL COMMERCIAL	
			Total Acres	59	Total Acres	1,139
			% of Total Area	.4	% of Total Area	7.3
Highway Oriented[11,12]		C2, C1, P	Highway Oriented			
			Total Acres	367		
			% of Total Area	2.4		
Neighborhood[11]		C2, C4, C1, P	Neighborhood			
			Total Acres	363		
			% of Total Area	2.3		
Community[8]		C2, C4, CR, P, PB	Community			
			Total Acres	82		
			% of Total Area	.5		
Regional Center[9]		C2, C4, P, PB	Regional Center			
			Total Acres	268		
			% of Total Area	1.7		
INDUSTRIAL[17]						
Commercial Manufacturing[11]		CM, P	Commerical Manufacturing		TOTAL INDUSTRIAL	
			Total Acres	54	Total Acres	335
			% of Total Area	.7	% of Total Area	8.6
Limited		M1, MR1, P, PB	Limited			
			Total Acres	287		
			% of Total Area	3.7		
OPEN SPACE[10]						
Open Space		OS, A1	Open Space		TOTAL OPEN SPACE	
			Total Acres	5,621	Total Acres	5,921
			% of Total Area	36.2	% of Total Area	38.1
Public/Quasi Public		PF	Public/Quasi Public			
			Total Acres	300	TOTAL ACRES	15,225
			% of Total Area	36.2		

HOLLYWOOD PLANS NOTES

(1) Only those zones indicated in the table are recommended in Hollywood.

(2) Gross acre includes one-half of abutting street.

(3) Height district 1XL.

(4) Refer to zoning maps; may be limited to Height District 1XL or to less than maximum R3 zoning density.

(5) Height District 1VL; maximum density limited to one dwelling unit per six hundred (600) square feet of lot.

(6) For properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1:1.

(7) For properties limited to the 1XL and 1VL Height Districts, the recommended FAR is 1.5:1. This Plan designation emphasizes pedestrian-oriented use and design.

(8) This designation is limited to the East Hollywood Center Study Area. FAR up to 3:1 may be permitted through application of the CSA 1 Height District.

(9) This designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to 4.5:1 FAR with a maximum of 6:1 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.

(10) When the use of property designated as "Public Land" or "Open Space" is to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure established by LAMC 12.24.1.

(11) A maximum FAR of 3:1 may be permitted on sites located within designated centers with the application of the CSA 1 Height District.

(12) A floor area ratio (FAR) of 1.5:1 shall be permitted on properties designated Highway Oriented commerce located within the Hollywood Redevelopment Project area.

(13) The Plan contemplates that certain commercial uses may be allowed on properties designated as High density through LAMC 12.24.C1.5(j). Commercial uses should be limited to those permitted in the C1 zone and the FAR of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors.

(14) Development of these properties shall be limited to a maximum floor area ratio of 1.9:1.

(15) Development of these properties shall be limited to a maximum floor area ratio of 1:1.

(16) Hotels may be permitted on these properties subject to approval pursuant to LAMC 12.24C.1-1(j).

(17) For existing mobilehome parks, the existing use and the RNP Zone are consistent with the Plan, and the RMP zone is a corresponding zone for every land use designation in the Plan, including residential, commercial, and industrial Plan designations. The retention or expansion of existing mobilehome parks in the RMP Zone encourages the provision of affordable housing and serves as a viable resource to supplement the City's housing stock.

New mobilehome parks shall be consistent with the Plan when developed in the RMP Zone and in a Residential or Commercial Plan designation. The RMP zone is a corresponding zone for every residential and commercial land use designation in the Plan. New mobilehome parks should be established such that their location is: 1) desirable to public convenience and welfare; 2) in harmony with the various elements and objectives of the General Plan; 3) proper in relationto adjacent uses or development; and 4) not materially detrimental to the character of development in the immediate neighborhood.

(18) Each Plan category permits all indicated corresponding zones as well as those zoned referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan unless accompanied by a concurrent Plan Amendment.

(19) When the use of property designated as "Open Space" (e.q. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by all appropriate decision-makers through a procedure similar to a conditional use. The decision-maker shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan. Property both designated as "Open Space" and zones OS or A1 shall be considered exempt from the aformentioned procedure.

(20) When the use of property designated as "Public/Quasi-Public Use" (e.q. school, university, hospital, major institutions) is proposed for a use other than the existing use or that which has been deemed to be approved per LAMC 12.24 F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-maker shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.

LAND USE[18]

RESIDENTIAL[17]

LOW DENSITY	CORRESPONDING[1] ZONES
MINIMUM	RE40
VERY LOW I	RE20
VERY LOW II	RE15,RE11
LOW I	RE9
LOW II	RS,R1

MULTIPLE FAMILY	CORRESPONDING[1] ZONES
LOW MEDIUM I[3]	R2,RD5,RD4,RD3
LOW MEDIUM II[3]	RD2,RD1.5
MEDIUM[4]	R3
HIGH MEDIUM[5]	[Q]R4
HIGH	R4,[Q]R5[13]

COMMERCIAL[17]

LIMITED[6]	CR,C1,C1.5,P
HIGHWAY ORIENTED[11,12]	C1,C2,P
NEIGHBORHOOD[7,11]	C1,C4,C2,P
COMMUNITY[8]	CR,C4,C2,P,PB
REGIONAL CENTER[9]	C4,C2,P,PB

INDUSTRIAL[17]

COMMERCIAL MANUFACTURING[11]	CM,P
LIMITED	MR1,M1,P,PB

OPEN SPACE,PUBLIC/ QUASI-PUBLIC[10,19,20]

OPEN SPACE	OS,A1
PUBLIC/ QUASI PUBLIC	PF

CIRCULATION

- Freeway
- Freeway Scenic Highway
- Major Highway
- Major Scenic Highway
- Scenic Parkway
- Secondary Highway
- Secondary Scenic Highway
- Modified Secondary Highway
- Collector Street
- Collector Scenic Highway
- Local Street
- Local Scenic Road
- Scenic Park Road
- Park Road

ADMINISTRATIVE BOUNDARY

- Community Boundary
- City Boundary

SPECIAL BOUNDARY

- Historical Preservation Overlay Zone
- CRA Project Area/ Special Study Area
- Specific Plan

UTILITY LINE

- Transmisson Line

SERVICE SYSTEMS

SCHOOL SITES

- E — Elementary School
- JH — Junior High School
- SH — Senior High School
- E JH SH — Private School
- JC — Junior College

RECREATIONAL SITES

- Neighborhood
- Community
- Regional
- Public Golf Course

OTHER FACILITIES

- Branch Administration Center
- Fire Station
- Police Station
- Community Library
- Regional Library
- Cultural Facility or Historical Site
- Maintenance Yard
- Power Station
- Religious Facility
- Medical Center
- SF — Special Facility
- DWP — DWP Property

HOLLYWOOD PLANS 09/91

SCALE: 1 in = 800 ft

Hollywood Redevelopment Plan

TABLE OF CONTENTS

B. **Hollywood Redevelopment Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Redevelopment Plan Text
5. Administrative Responsibilities

HOLLYWOOD REDEVELOPMENT PLAN
ORDINANCE 161,202
ADOPTED MAY 7, 1986

SUMMARY OF PROVISIONS

The Hollywood Redevelopment Plan covers an area of 1107 acres of mixed use development, including residential, commercial, light industrial, public and quasi-public uses. The Plan contains provision aimed at fostering the continuation and strengthening of these components to create a balance community in Hollywood through the application of allowable redevelopment tools. The Plan also directs specific attention to the retention and expansion of the entertainment related uses in Hollywood, the creation of housing units for low and moderate income residents, and appropriate provision of social service facilities and programs. The Los Angeles Community Redevelopment Agency (LACRA) is charged with pursuing and enforcing the Plan's provisions.

Duration of Plan Controls.

The provisions of the Hollywood Redevelopment Plan are to be in effect for 30 years from the effective date of its adoption. However, if there are bonds issued or other obligations incurred which extend beyond the termination date in 2016, Plan provisions remain in effect until the date of retirement or repayment of such obligations.

The non-discrimination and non-segregation provisions of the Plan shall run in perpetuity.

Development Limitations.

The type, size and heights of buildings in the Project area are primarily limited by applicable Federal, State and local statutes, ordinances and regulations, including local zoning and the applicable Community Plan.

The Plan limits the number of buildings in the project area to approximately 5,500, and the number of dwelling units to approximately 25,000.

Participation and/or Development Agreements.

The Plan requires that developments requiring discretionary approvals by the LACRA Board of Commissioners are subject to participation or development agreements for construction.

Permitted Land Uses.

Land uses permitted by the Plan are noted on the Redevelopment Plan Map, Exhibit A.1, and on the Alternate Land Use Map, Exhibit A.2. Variations from limits, restrictions or controls authorized by the Plan may be authorized after individual case determinations are made by LACRA, except that no variations may be authorized in the land designated for use as Regional Center Commercial. Additionally, any variation to the densities in excess of 15% of the F.A.R. permitted by the Plan or for a building in excess of 250,000 square feet, whichever is less, shall be approved by the Planning Commission, subject to appeal to the City Council.

Special Districts.

The Plan delineates areas for further intensified study and regulation after adoption of the Plan, noted on Exhibit A.3, Special Districts. These are the Hollywood Boulevard District (running the north and sough blocks adjacent to Hollywood Boulevard from La Brea to Gower); the Franklin Avenue Design District (from the north boundary of the Hollywood Boulevard District to the north line of the project area boundary, along Franklin from La Brea to Vine); and the Hollywood Core Transition District (the south frontage of Sunset Boulevard from Sycamore to Wilcox, extending south and east generally to the joining of Cahuenga and Cole Streets). Within these districts, more stringent designation of land uses, circulation, or other redevelopment provisions are directed to be made to ensure the compatibility of development with surrounding areas.

Replacement Housing.

The Plan requires replacement of dwelling units for low and moderate income groups at a rate of 1.25:1.

Provision of Housing Units for Very Low and Low Income Residents.

The Plan requires that at least 15% of the new or rehabilitated units developed within the Project Area by the Community Redevelopment LACRA shall be for low and moderate income households. Additionally, at least 15% of all new or rehabilitated units developed by LACRA shall be provided for very low income households.

The Plan also requires that at least 9% of all new or rehabilitated units developed within the Project area by entities other than LACRA shall be for low or moderate income users. An addition of 6% of units developed by entities other than LACRA shall be provided for very low income households.

Housing Incentive Units.

LACRA may authorize up to 3,000 Housing Incentive units in the Project Area. However, no parcel may be developed at residential density greater than 30% of the density limitations imposed by the Plan provisions.

Density Allowed.

The following densities are generally allowed:

Commercial, Highway Oriented, Neighborhood and Office uses not to exceed an F.A.R. of 3:1.

Regional Center Commercial uses not to Exceed 4.5:1; however, a bonus of up to 1.5:1, for a maximum F.A.R. of 6:1 may be granted after findings are made by the LACRA Board of Commissioners.

Residential Densities range from Low (up to 7 units per gross acre) to High (up to 80 dwelling units per gross acre maximum).

Density variations in excess of 15% of Plan permitted F.A.R., or of developments in excess of 250,000 square feet shall be approved by the Planning Commission, subject to appeal to the City Council.

Development Requirement of Percent for Art.

The Plan required that at least one percent of private development costs for new industrial, commercial and residential development which is subject to a participation or development agreement be used to finance cultural and or artistic endeavors in the Project Area.

Design(s) for Development.

LACRA is authorized to adopt, after a public hearing, development and design guidelines, known as Design(s) for Development, to carry out the goals of the Plan. Design(s) for Development will have the force of the Ordinance adopting the Redevelopment Plan. LACRA may adopt Designs for Development for the Hollywood Boulevard District, the Hollywood Core Transition District, and the Franklin Avenue Design District, specifically, and for other areas of study noted in the Plan, as well.

Historic Preservation.

The Plan recognizes buildings listed as Cultural-Historic Monuments by the City and listed in, determined or appearing to be eligible for listing in the National Register of Historic Places as being of architectural and/or historic significance. With regard to these structures, LACRA is authorized to delay the issuance by the City of grading, foundation, demolition, building or any other kind of permit for a reasonable period of time, not to exceed 180 days to permit exploration of all opportunities to mitigate any adverse impact of the execution of the permit on the structure. Additionally, if LACRA determines that exploration or negotiation of opportunities to mitigate this impact are likely to exceed the initial 180 day period, it may extend that period up to an additional 180 days.

The Plan requires that no application for any grading, foundation, demolition, building or any other kind of permit filed with the City shall be considered to conform with this Redevelopment Plan unless and until the requirements of this section (511) are satisfied.

Permit and Architectural Review.

The provisions of the Plan require that permits to be issued for structures in the Project area be reviewed for applicability of Plan provisions by LACRA staff. Additionally, architectural review of development is required for compatibility with surrounding area and to ensure good design.

Development Plan Review.

The Plan requires that all development plans, whether public or private, shall be subject to review and approval by the agency to ensure that such development conforms to the provisions of the Redevelopment Plan.

Circulation and Transportation Program.

The Plan calls for an ordinance establishing a transportation program for Hollywood, including a transportation improvement and management plan, a commitment of public and private funding sources to implement the improvement and management plan, procedures to mitigate transportation impacts of new developments, a program of study to establish trip generation rates in Hollywood, and a program of study to establish parking requirements of new development, as well as travel demand management programs for the project.

The Plan also calls for City and LACRA cooperation to improve traffic flow in five corridors - (1) north-south travel between and including La Brea and Highland Avenues; (2) east-west travel within the Franklin Avenue corridor in the northwest portion of the project; (3) east-west travel on Sunset Boulevard, Fountain Avenue and Santa Monica Boulevards; (4) north-south travel between Cahuenga Boulevard and Gower Street; and (5) north-south travel on Western Avenue.

Transfer of Floor Area Ratio (TFAR).

The plan allows for transfer of F.A.R. from historic sites and structures to other sites, for preservation of the historic property.

Eminent Domain.

The use of eminent domain by LACRA to carry out the provisions of the Plan is limited to 12 years from date of adoption of the Plan. This limit may be extended only by amendment of the Redevelopment Plan.

HOLLYWOOD REDEVELOPMENT PLAN
ORDINANCE 161,202
ADOPTED MAY 7, 1986

SUBJECT INDEX

Subject	Page
Actions by the City	4-21
Administration and Enforcement of the Plan	4-22
Air	4-5,15
Alternate Land Uses, Map	4-1
Amendment of the Plan	4-4,14,21,22
Art, 1% Development Requirement	4-18
Artistic Development	4-18
Billboards	4-10,18
Boundary Description	4-1
Building Height, Limitation	4-1,18
Building Permits	4-10,13
Building Size, Limitation	4-1,18
Buildings, Limitation on the Number	4-3,8,9,12,18
Circulation	4-2,10,13,14,15, 16,18,19
Circulation, Parking and Loading Facilities	4-11,13,18
City Actions	4-12,21,22
City Council, additional programs to implement Plan	4-22
Clearance	4-5
Commercial Area, Industrial Uses within	4-15
Commercial Areas, Residential Uses within	4-12,15
Commercial Manufacturing Uses	4-16
Commercial Uses	4-12
Commercial Uses, Highway Oriented	4-13
Commercial Uses, Neighborhood	4-13
Commercial Uses, Office	4-13
Commercial Uses, Regional Center	4-12,13,14
Commercial Uses, within Limited Industrial Areas	4-16
Commercial Uses, within Residential Areas	4-12
Community Uses	4-13,16
Conditional Use Permits	4-6,10,22
Contractors, Hiring of Employees and Trainees from the Community	4-22
Cooperation with Public Bodies	4-7
Council Implementation, of additional programs	4-22
Cultural and Artistic Development	4-2,11,14,18
Demolition	4-2,5,10,17,18
Densities, Residential	4-13
Density Bonus, Residential	4-17
Density Reduction Allowed, Hollywood Boulevard District	4-13
Density, Regional Center Commercial	4-13,14,15, 17,19,20
Density Variation Review of Planning Commission	4-20
Design(s) for Development	4-10,11,12,13 16,17,18,19
Development by Agency or other Public Bodies or Entities	4-6,7,10
Development Controls, Duration	4-9,22
Development Plans, Review of	4-7
Disposition and Development Documents	4-6
Duration of Dwelling Unit Availability	4-9
Duration of this Plan's Development Controls	4-9,22
Dwelling Units, Limitation on the Number	4-18
Easements	4-5,16
Eminent domain, time limit	4-4
Employees and Trainees from the Community	4-22
Enforcement of the Plan	4-22
Entertainment Industry Development	4-2,9
F.A.R., Commercial Use Districts Limitations	4-13,14,15,17
Financing, General Description of Method	4-20
Financing, Loans and Grants to the Project	4-8
Financing, Methods	4-20
Financing, Tax Increment Funds	4-20
Franklin Avenue Design District	4-11
Goals	4-1,4,9,10,12,13,14, 15,16,17,18,19,22
Height, Limitation on Buildings	4-1,18
Highway Oriented Commercial Uses	4-13
Hiring of Employees and Trainees from the Community	4-22
Hollywood Boulevard District	4-13
Hollywood Core Transition District	4-13,14
Housing Incentive Units	4-11,12,17
Incompatible Uses	4-20
Increased and Improved Supply of Housing (percentages)	4-2,8
Industrial Uses	4-15
Industrial Uses, Limited uses	4-15
Industrial Uses within Commercial Designations	4-15,16
Landscaping	4-1,5,10,12, 13,15,17,20
Land Development Entitlements	4-10
Land Uses, Alternate, Map	4-1,10
Land Uses, General Controls and Limitations	4-10,20
Land Uses, Map	4-10
Land Uses Map, Redevelopment Plan Map	4-1,10,11,13 15,16

Subject	Page
Land Uses Permitted in the Project Area	4-10
Light	4-5,10,12,17,19
Limitation on the Number of Buildings	4-18
Limitation on the Number of Dwelling Units	4-18
Limitation on Type, Size and Height of Buildings	4-18
Limitations on Type, Size and Height of Buildings (graphic)	4-1
Limited Industrial Areas, Commercial Uses within	4-16
Limited Industrial Uses	4-16
Loading	4-10,18,19
Low and Moderate Income Housing	4-2,8,9,10,18
Low and Moderate Income Housing, authority generally	4-8
Methods of Financing the Project	4-20
Moving of Structures	4-7,8
Neighborhood Commercial Uses	4-13
New Construction	4-1,13,17
New Dwelling Units Developed Project Area (percentages required)	4-9
Non-Conforming Uses	4-17
Non-Discrimination and Non-Segregation	4-6,22
Office Commercial Uses	4-13
Open Space and Property devoted to Public Purposes (graphic)	4-1
Open Spaces, Landscaping, Light, Air and Privacy	4-17
Owner Participation, opportunities	4-3
Owner Participation, rules	4-3
Parking and Loading	4-18,19
Parking Space Replacement, Regional Center Commercial	4-19,20
Participation Agreement	4-3,4,6,11,15, 16,17,19,20
Permitted Land Uses	4-10
Personal Property Disposition	4-7
Plan Administration and Enforcement	4-22
Plan, Amendment	4-4,14,21
Plan, Duration of Development Controls	4-9,22
Planning Commission:	
recommendation of design for development	4-10,13,14
recommendation of urban design plan	4-10,11,13,19
conformity of development of Community Plan	4-15
approval of density variations	4-17,20
Preparation of Building Sites	4-5
Preservation, Rehabilitation and Retention of Properties	4-17
Privacy	4-17
Procedure of Amendment	4-22
Project Area Boundary Description	4-1,10
Property acquisition	4-4
Property acquisition, personal property	4-4
Property acquisition, real property	4-2,4
Property Disposition and Development	4-3,5
Property Management, Agency owned Property	4-2,4
Proposed Activities	4-2
Public and Quasi Public Uses Throughout the Project Area	4-10,14,16
Public Facilities	4-2,3,5,6,9,15,16
Public Improvements	4-1,2,5,7,16
Public Street Layout	4-16
Public Uses	4-16
Public Utilities	4-5,16,21
Quasi Public Uses	4-16
Real Property Disposition and Development	4-5
Redevelopment Plan Map	4-1,10,11,13,15,16
Regional Center Commercial Density	4-13,14,15,17,19
Regional Center Commercial, Replacement Parking	4-19
Regional Center Commercial Uses	4-12,13,15,20
Rehabilitation and Conservation	4-7
Rehabilitation, Conservation and Moving of Structures	4-7
Rehabilitation of Properties	4-2,7,17
Relocation assistance	4-2,4
Relocation of displacees	4-2,4
Relocation payments	4-4
Replacement Housing	4-2,8
Residential Uses	4-10
Residential Uses, Very High Density	4-10
Residential Uses within Commercial Areas	4-12,15
Retention of Properties	4-2,3,7,17
Rights of Way	4-5,10,16,21
Setbacks	4-10,12,20
Signs and Billboards	4-10,18
Size, Limitation on Buildings	4-18
Social Needs	4-9,16
Special Districts	4-1,13,17
Tax Increment Funds	4-5,9,20
Tenant Participation, opportunities	4-3
Tenant Participation, rules	4-3
Trainees from the Community	4-22
Transportation Demand Management monitoring, Regional Center Commercial	4-14,15
Transportation Improvement and Management Plan	4-18,19
Type, Limitation on Buildings	4-1,9,10,13,16,18
Utilities	4-2,5,7,16,18,21
Variance, Density; review of Planning Commission	4-10
Variances	4-10
Variations	4-20

HOLLYWOOD REDEVELOPMENT PLAN
ORDINANCE 161,202
ADOPTED MAY 7, 1986

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION
Participation Agreements	Required for rehabilitation, development or use of property in conformance with Plan.	402.3
Replacement Housing Ratio	1.25:1 replacement required for destruction or removal of low and moderate income housing units.	410.2
Housing Set-aside	Not less than 20% of all taxes allocated to the Project.	410.2
Housing Unit Allocation	15% of all new or rehabilitate units developed by Agency in Project to be for low or moderate income users; 15% of all new or rehabilitated units developed by LACRA to be for very low income users; 9% of all units developed or rehabilitated by other than LACRA to be for low or moderate income users; 6% of all units developed or rehabilitated for other than LACRA to be for very low income users.	410.4
Social Needs Set-Aside	An amount equal to 10 percent of available tax increment to be expended by LACRA over the life of the Project.	410.3
Design(s) for Development	May be adopted by LACRA after public hearing; may include development and design standards and criteria, and density controls.	503
Permit Review	No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement to be issued until LACRA has reviewed for Plan conformance.	504
Residential	Low: up to 7 units/gross acre Low Medium: up to 24 units/gross acre Medium: up to 40 units/gross acre High Medium: up to 60 units/gross acre High: up to 80 units/gross acre Very High: up to 130 units/gross acre. Map designating residential use category areas at Exhibits A.1 and A.2.	505
Very High Residential Density	Development above 80 units per gross acre to be reviewed for architectural compatibility with surrounding neighborhood.	505.1
Franklin Avenue Design District	All new development to be reviewed to ensure views to and from the Hollywood Hills are preserved; LACRA to prepare a detailed design plan for the District. District boundary shown on Exhibit A.3.	505.2
Housing Incentive Units	No more than 3,000 shall be granted by LACRA; no parcel developed for residential use may exceed 30% of density limitations in the Plan.	505.3
Commercial Uses Within Residential Areas	Permitted, with execution of participation or development agreement, and upon findings made by LACRA Board of Commissioners.	505.4
Commercial Uses	Permitted, with special efforts to retain restaurants, theaters, bookstores and technical entertainment related business.	506
Community, Highway Oriented, and Neighborhood and Office Commercial	May include neighborhood oriented uses such as professional offices, institutional uses, food markets, laundries, dry cleaner, pharmacies, and other retail or service businesses;	506.1

PROVISION	HIGHLIGHTS	SECTION
	Limited ancillary manufacturing or assembly allowed when goods are sold at retail on premises and no more than 5 persons are involved in manufacture or assembly.	
Regional Center	Establishes two districts Hollywood Boulevard and Hollywood Core Transition; required development of design and development guidelines for both districts.	506.2
Hollywood Boulevard District	Urban design plan to be prepared; all new development to meet new design guidelines. District boundary shown on Exhibit A.3.	506.2.1
Hollywood Core Transition	Development guidelines to be prepared to ensure compatibility of new development. District boundary shown on Exhibit A.3.	506.2.2
Floor Area Ratio	3:1 in Community, Highway Oriented, Neighborhood, and Office Use areas.	506.1
	4.5:1 in Regional Center Commercial Use areas; can go up to 6:1 if findings are made by LACRA board of Commissioners.	506.2.1
Transportation Demand Management Monitoring	Required for development in excess of 50,000 square feet in Regional Center Commercial Use areas	506.2.3
Residential Uses in Commercialor Areas	May be permitted, subject to approval of development participation agreement.	506.3
Industrial Uses in Commercial Areas	May be permitted with approval of development or participation agreement; if conditions are met.	506.4
Industrial Uses	Permitted in defined Areas.	507
Commercial Manufacturing	Includes television, radio and motion picture related production uses, office, retail, electronic assembly, jewelry manufacturing, baking, parking structures and other related and compatible uses.	507.1
Limited Industrial	Includes television, video, radio, and motion picture production, machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceuticals manufacturing and other related and compatible uses.	507.2
Commercial Uses Within Limited Industrial Areas	May be permitted subject to development or participation agreement and conformance to criteria.	507.3
Public and Quasi Public Uses	Allowable in areas designated for Public use; may be allowable in other designated areas after findings are made by the LACRA.	508.1
NonConforming Uses	May continue; additions, alterations, repairs or other improvements may be made subject to LACRA determination; may require participation agreement.	509
Preservation of Properties	LACRA to maintain a list of all architecturally and/or historically significant buildings.	511
	Prior to issuance of any permit adversely affecting an architectural or historically significant structure LACRA shall delay the issuance up to 180 days to allow for mitigation of the adverse impact to be explored.	
Transfer of Floor Area Ratio	Density may be transferred from historic properties to other development sites.	511
Art Contribution	One percent of development costs by private developers to be used for artistic and cultural programs/facilities.	512
Limit on Number of Buildings	Number of buildings shall not exceed approximately 5,500.	513
Limit on Number of Dwelling Units	When Project Area is fully redeveloped, approximately 25,000 dwelling units will be permitted.	514
Signs and Billboards	LACRA may adopt additional standards which are more restrictive then City standards.	516

PROVISION	HIGHLIGHTS	SECTION
Transportation Ordinance	LACRA will prepare an ordinance for City Council including: - a transportation and management plan - mitigation procedures for impact of new developments - a study to establish trip generation rates - establishment of parking requirements for new development.	518
Replacement Parking	In Regional Center Commercial area, LACRA shall develop or cause to develop and construct replacement parking spaces at 1:1 ratio.	518.2
Variations	May be authorized, upon LACRA findings, in all land use designations established in Plan, except in Regional Center Commercial.	521
Duration of Plan Controls	30 years effective date of adoption or until date of retirement or repayment of obligations.	1100

Part 4

REDEVELOPMENT PLAN FOR THE HOLLYWOOD REDEVELOPMENT PROJECT

I. 100. INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Hollywood Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles, State of California. This Plan consists of text (Sections 100 through 1300) and the following exhibits: the Redevelopment Plan map (Exhibit "A" (including Exhibit A.1, Redevelopment Plan Map; Exhibit A.2 Alternate Land Uses; and Exhibit A.3, Special Districts)); a Legal Description of the Project boundary (Exhibit "B"); a Diagram Showing Limitations on Type, Size and Height of Buildings (Exhibit "C"); and a Diagram Showing Approximate Amount of Open Space and Property Devoted to Public Purposes (Exhibit "D"). This Plan was prepared by the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.), the California Constitution, and all applicable local codes and ordinances, and is based on the Preliminary Plan as amended.

The Project Area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Los Angeles, as applied in accord with local codes and ordinances.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area.

Redevelopment of the Project Area pursuant to this Plan will attain the purposes of the California Community Redevelopment Law:

1. by the elimination of areas suffering from depreciated values, impaired investments, and economic and social maladjustment;

2. by the replanning, redesign and rehabilitation and/or development of areas which are stagnant or improperly utilized and which could not be accomplished by private enterprise acting alone, without public participation and assistance; and

3. by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means.

II. 200. PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit A.1 and is described in the Legal Description attached as Exhibit B.

III. 300. REDEVELOPMENT PLAN GOALS

1. Encourage the involvement and participation of residents, business persons, property owners, and community organizations in the redevelopment of the community.

2. Preserve and increase employment, and business and investment opportunities through redevelopment programs and, to the greatest extent feasible, promote these opportunities for minorities and women.

3. Promote a balanced community meeting the needs of the residential, commercial, industrial, arts and entertainment sectors.

4. Support and encourage the development of social services with special consideration given to participating in projects involving community based organizations that serve runaways, the homeless, senior citizens and provide child care services and other social services.

5. Improve the quality of the environment, promote a positive image for Hollywood and provide a safe environment through mechanisms such as:

a. adopting land use standards;

b. promoting architectural and urban design standards including: standards for height, building setback, continuity of street facade, building materials, and compatibility of new construction with existing structures and concealment of mechanical appurtenances;

c. promoting landscape criteria and planting programs to ensure additional green space;

d. encouraging maintenance of the built environment;

e. promoting sign and billboard standards;

f. coordinating the provision of high quality public improvements;

g. promoting rehabilitation and restoration guidelines;

h. integrate public safety concerns into planning efforts.

6. Support and promote Hollywood as the center of the entertainment industry and a tourist destination through the retention, development and expansion of all sectors of the entertainment industry and the preservation of landmarks related to the entertainment industry.

7. Promote the development of Hollywood Boulevard within the Hollywood commercial core as a unique place which:

a. reflects Hollywood's position as the entertainment center;

b. provides facilities for tourists;

c. contains active retail and entertainment uses at the street level;

d. provides for residential uses;

e. is pedestrian oriented;

f. is a focus for the arts, particularly the performing arts; and

g. recognizes and reinforces its history and architecture.

8. Promote and encourage the retention and expansion of all segments of the arts community and the support facilities necessary to foster the arts and attract the arts through land use and development policies such as the creation of a theater district.

9. Provide housing choices and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes; and to provide home ownership opportunities and other housing choices which meet the needs of the resident population.

10. Promote the development of sound residential neighborhoods through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, sensitive in-fill housing, traffic and circulation programming, development of open spaces and other support services necessary to enable residents to live and work in Hollywood.

11. Recognize, promote and support the retention, restoration and appropriate reuse of existing buildings, groupings of buildings and other physical features especially those having significant historic and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.

12. Support and encourage a circulation system which will improve the quality of life in Hollywood, including pedestrian, automobile, parking and mass transit systems with an emphasis on serving existing facilities and meeting future needs.

13. Promote and encourage the development of health, education, child and youth care, and senior citizen facilities and programs to enable the development of a community with a variety of lifestyles.

14. Promote and encourage development of recreational and cultural facilities and open spaces necessary to support attractive residential neighborhoods and commercial centers.

15. Promote the development of the varied ethnic communities in Hollywood.

16. To the maximum extent feasible, seek to build replacement housing within the Project Area prior to the destruction or removal of dwelling units which house low and moderate income people. The Agency shall make a good faith effort to relocate displaces within the Project Area unless they choose to relocate elsewhere. Project displaces shall be provided a priority for occupancy in housing which the Agency has facilitated.

IV. 400. PROPOSED REDEVELOPMENT ACTIVITIES

401. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided by the law and established in the rules governing owner and tenant participation adopted by the Agency;

2. Acquisition of real property;

3. Management of property under the ownership and control of the agency;

4. Relocation assistance to displaced occupants of acquired property;

5. Demolition or removal of buildings and improvements;

6. Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;

7. Rehabilitation, development or construction of commercial, residential, or other uses in accordance with the Plan;

8. Disposition of property for uses in accordance with this Plan; and

9. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

To the maximum extent permitted by law, the activities of the Agency pertaining to implementation of this Redevelopment Plan including formulation of work programs shall be developed in consultation with the Project Area Committee.

The agency shall work with the City Planning Department to prepare proposed revisions to the Hollywood Community Plan and zoning within the Hollywood Redevelopment Project Area.

402. Owner and Tenant Participation

402.1 Opportunities for Owner and Tenant Participation

The Agency shall extend preferences to owners and to tenants consistent with the requirements prescribed by the Plan and the law. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and/or develop real property in the Project Area.

The Agency is also authorized to permit persons who are owners of residential, commercial and other types of real property in the Project Area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties or interests therein in the Project Area.

The Agency shall extend preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area if they otherwise meet the requirements prescribed by the Plan and the Participation Rules. The Agency shall also extend preferences to other owners and tenants in the Project Area if they otherwise meet the requirements prescribed by the Plan and the Participation Rules. The Agency is authorized to permit owners and tenants, if they so desire, to purchase and develop or redevelop real property in the Project Area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences and to determine a solution by consideration of such factors as length of time in the area, accommodation of as many participants as possible, ability to perform, and conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities as described in the Owner Participation Rules adopted by the Agency.

Participation is desired in the redevelopment of the Project Area by as many residential and commercial owners and tenants as possible.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; ability of owners to finance acquisition and development in accordance with the Plan; reduction in the total number of individual parcels in the Project Area and; assembly and development of areas for public and/or private development in accordance with this Plan.

402.2 Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

402.3 Participation Agreements

Each person or entity desiring to become a participant must enter into a binding agreement with the Agency, if so requested by the Agency, by which the participant agrees to acquire, rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions thereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a Participation Agreement as defined herein, the real property or any interest therein may

be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

403. Property Acquisition

403.1 Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method.

In order to accomplish the goals of this Plan, it is in the public interest and necessary for the power of eminent domain to be available to the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to this Plan.

The Agency shall make every reasonable effort to acquire real property by negotiation.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a Participation Agreement.

403.2 Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

404. Property Owned and Managed by the Agency

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

405. Relocation of Occupants Displaced by Agency Acquisition

405.1 Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency acquisition of property in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to displaced persons, business concerns, and others, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency shall make a good faith effort to relocate displaces within the Project Area unless they choose to relocate elsewhere. Project displaces shall be provided a priority for occupancy in housing which the Agency has facilitated.

As established by state statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with state statutes pertaining to relocation, where applicable, federal regulations and the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

405.2 Relocation Payments

The Agency shall make all relocation payments required by law to persons, business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency

may make such other payments as it may deem appropriate and for which funds are available.

406. Demolition, Clearance, Public Improvements, Building and Site Preparation

406.1 Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner in the Project Area as necessary to carry out the purposes of this Plan.

406.2 Public Improvements, Public Facilities, and Public Utilities

The Agency is authorized to install and construct, or cause to be installed and constructed, public improvements and facilities (within or outside the Project Area) necessary to carry out this Plan. These include, but are not limited to, street improvements, site improvements, public parking, and other improvements necessary for the development and use of the Project Area. The listing of improvements and facilities, as set forth below, shall not be deemed limitations on the Agency to carry out and implement the Plan.

Such improvements and facilities for the Project include but are not limited to:

1. street improvements relating to public rights-of-way, including construction; resurfacing, curbs, gutters and sidewalks; electrical, natural gas, communication and water distribution systems; flood control facilities; sewers; storm drains; other public and private pipeline conveyance systems; over- and under-passes; pedestrian bridges; pedestrian amenities; traffic control devices; lighting; signalization; signage; trees; landscape improvements;

2. site improvements including but not limited to: pedestrian bridges; pedestrian ways and amenities; platforms; building pads; foundations; retaining walls; grading; demolition; security and security hardware; fences; elevators; escalators; plazas; parks; cultural and recreational facilities;

3. parking improvements including but not limited to: surface lots; structures; lighting; signage; traffic control devices; and landscape improvements;

4. public transportation facilities necessary to provide access to a site;

5. improvements related to the development of a mass transportation system; and

6. other incidental easements and related facilities necessary for the use, development and/or access to the Project Area.

It is the intent of this Plan to encourage undergrounding of utilities, therefore, all new utilities shall be installed underground when feasible.

406.3 Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared and developed, as building sites any real property in the Project Area. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public and other uses provided in this Plan.

407. Property Disposition and Development

407.1 Real Property Disposition and Development

407.1.1 General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest the Agency may have in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. No real or personal property of the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair market value as determined by the Agency for uses in accordance with this Redevelopment Plan and any covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project

Area, to any other public body without charge or for an amount at or less than fair value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that the development in the Project Area is proceeding in accordance with development documents and time schedules.

407.1.2 Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, creed, sex, sexual orientation, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as are required by law.

407.1.3 Development by the Agency or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Los Angeles, determine to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines:

1. that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and

2. that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of public schools, other public educational facilities, day care facilities, hospitals, libraries, museums, government offices or other public facilities as well as any building, facility, structure or other improvement referred to in Section 406 of this Plan. The authorization contained in this section shall not require the Agency to undertake any such development or otherwise be deemed to entitle any public body or entity to such assistance by the Agency.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation from all or part of the value of such land or all or part of the cost of such building, facility, structure, or other

improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the Redevelopment Project for the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 602 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City, such contract may be made with, and such reimbursement may be made payable to the City.

407.1.4 Development Plans

All development plans (whether public or private) shall be subject to review and approval by the Agency. All development in the Project Area must conform to this Redevelopment Plan.

407.2 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

408. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be allowed privileges of owner and tenant participation if such public body is willing to enter into a Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in or permitted by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures or other improvements are of benefit to the Project.

The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

409. Rehabilitation. Conservation and Moving of Structures

409.1 Rehabilitation and Conservation

It shall be the purpose of this Plan to encourage the retention of existing structures by a program of conservation and rehabilitation when consistent with the provisions of this Plan. The agency is authorized to conduct a program of assistance, including financial assistance, to encourage owners of property
within this Plan to meet such standards as may be developed by the Agency for the Project Area. The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings in the Project Area which are owned by the Agency or which the Agency has lawful possession of or with the agreement of the property owner.

1. The rehabilitation of the structure must be compatible with the provisions of this Plan.

2. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and rehabilitation standards as may be adopted by the Agency.

3. The rehabilitation must not conflict with the expansion of public improvements, facilities and utilities approved by the Agency in accordance with the Plan.

The Agency may adopt standards for the rehabilitation of properties in the Project Area by any private person, entity or any public body. All rehabilitation undertaken in the Project Area shall conform to such rehabilitation standards. The rehabilitation of buildings determined by the Agency to be of architectural and/or historical significance

shall be rehabilitated in accordance with the "Secretary of the Interior's Standards for Rehabilitation".

409.2 Moving of Structures

As may be necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

410. Low and Moderate Income Housing

410.1 Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

410.2 Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law, and this Plan. In addition, the Agency shall provide from funds lawfully available to it for such purposes an additional .25 housing unit for each unit removed from the housing market by the Agency. The Agency is further authorized to take whatever steps are necessary to meet the requirements of Section 33413 of the Community Redevelopment Law for the replacement of very low income dwelling units. To the maximum extent feasible, the Agency shall seek to build replacement housing within the Project Area and prior to the destruction or removal of dwelling units which house low and moderate income people.

The Agency shall not displace persons or families from their dwelling units unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement.

410.3 Increased and Improved Supply of Housing

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 602 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low, or moderate income, unless one or more of the following findings are made:

1. that no need exists in the City, the provision of which would benefit the Project Area, to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or

2. that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 602 of this Plan is sufficient to meet such housing need; or

3. that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from State, local, and Federal sources for low and moderate income housing alone or in combination with the taxes allocated under Section 33334.2 of the Community Redevelopment Law, is equivalent in impact to the funds otherwise required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2 of the Community Redevelopment Law, and not withstanding any other provision of this Plan, the Agency may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites;

2. Improve land or building sites with on-site or off-site improvements;

3. Donate land to private or public persons or entities;

4. Construct buildings or structures;

5. Acquire buildings or structures;

6. Rehabilitate buildings or structures;

7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and

8. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 410.2 of this Plan. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

410.4 New or Rehabilitated Dwelling Units Developed Within the Project Area

At least thirty percent (.30%) of all new or rehabilitated dwelling units developed within the Project Area by the Agency, if any, shall be for persons and families of low or moderate income; and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income; and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

410.5 Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 410.2, 410.3 and 410.4 of this Plan shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 1100 of this Plan for the duration of this Plan's development controls.

411. Entertainment Industry Development

The entertainment industry and related use have in the past been dominant in the economy of Hollywood providing the impetus for the initial residential, commercial and industrial growth of Hollywood. In order to ensure the future of this industry in Hollywood and the employment it provides the Agency shall develop an economic development strategy to provide for the attraction, retention and expansion of entertainment industry and related uses in Hollywood. The research to develop this program shall be initiated within the first year following the adoption of this Plan.

412. Social Needs

The realization of the goals established in this Plan are dependent upon providing for the social as well as the physical and economic needs of the residential and business communities of Hollywood. A balanced approach to the redevelopment of the Project Area requires a programmatic approach that includes the allocation of resources to achieve the goals of the Hollywood Plan.

The social needs of the community include but are not limited to the need for day care facilities, housing for very low and low income persons including the elderly, the homeless, and runaways, educational and job training facilities, counseling programs and facilities.

Therefore, during the implementation of this Plan the Agency shall expend or cause to be expended an amount equal to 10% of the tax increment available to the Agency pursuant to Section 601 of this Plan to address the social needs of the community.

Projects funded pursuant to this section must address the goals of the Plan and not substitute for existing public or private resources allocated to the Project. The organization requesting the funds must show evidence of soliciting funds in good faith from other public or private sources.

This Plan authorizes and enables the Agency to provide assistance to address social needs through various mechanisms such as:

1. Direct funding assistance.

2. Provide assistance to non-profit corporations providing social services to the Hollywood community.

3. Development of housing for persons and families of very low, and low income housing for the homeless, runaways and the elderly.

4. Assistance in the rehabilitation or construction of new public and private facilities.

5. Negotiations with developers to provide assistance to community service organizations.

Every work program and budget for the Hollywood Redevelopment Project shall include a component which specifically identifies how the social needs of the community are to be addressed.

Such expenditures shall be made from any and all funds lawfully available for such purposes. "Tax increment available to the Agency pursuant to Section 601" shall

mean, for purposes of this section, tax increments allocated to the Agency (which are not pledged to pay tax allocation bonds) after deduction for amounts paid to taxing entities by operation of law and/or pursuant to reimbursement agreements between the Agency and such taxing entities, plus net usable tax allocation bond proceeds received by the Agency less amounts paid to such taxing entities by operation of law and/or pursuant to reimbursement agreements. The requirements of this Section are intended to be and shall be in addition to the low and moderate income housing expenditure requirements of Section 410.3 of this Plan.

VI. 500. LAND USES PERMITTED IN THE PROJECT AREA

501. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable state laws and city ordinances and regulations. No real property in the Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the date of the adoption of this Redevelopment Plan, except in conformance with the provisions of this Plan or applicable Designs for Development adopted pursuant to this Plan. The Agency shall submit each design for development and the urban design plan referred to in Section 506.2.1 of this Plan to the Planning Commission for its review and recommendation prior to adoption thereof by the Agency. The Planning Commission shall have 90 days from its receipt thereof within which to submit its recommendation to the Agency. In the absence of such Planning Commission recommendation within 90 days the Agency may proceed to act upon the matter.

502. Map

The Redevelopment Plan Map, "Exhibit A.1," attached hereto and incorporated herein shows the location of the Project Area boundaries, the immediately adjacent streets, the public rights-of-way, the proposed land uses to be permitted in the Project Area for all public, semipublic and private land and designated districts of special import.

The Agency is authorized to permit the Alternate Uses shown on the Alternate Land Use Map Exhibit "A.2", provided that each such permitted alternate use shall conform to the Hollywood Community Plan, as such Community Plan now reads or as it may be amended from time to time.

503. Design(s) for Development

The Agency is authorized to adopt development and design guidelines, after a public hearing, which are intended to carry out the goals of the Plan. If the area guidelines shall conform to and implement the objectives of the district. These development and design guidelines shall be known as Design(s) for Development. Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish development standards including standards for: types of uses; building heights; land coverage; bulk; size; density; landscaping including walls, fences and hedges; setbacks which may include development and landscaping within the setbacks; design criteria including architectural style; loading areas; service facilities which may include trash storage areas; signs and billboards; lighting; historic preservation and rehabilitation; security and safety; transportation improvements such as traffic circulation and capacity, access points and curb cuts, parking requirements and restrictions, and travel demand management standards which may include provisions for bus subsidies, van pooling and ride sharing; and other development design and density controls necessary for proper development of both private and public areas within the Project area.

504. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with the Plan and any applicable Design for Development. The Agency shall develop procedures for the expedited review of said applications.

505. Residential Uses

Areas shown on the map as Residential shall be maintained, developed or used for single or multiple-family housing at or below the housing densities indicated. Parking facilities for residential uses shall be permitted in areas shown on the map as residential.

It is an important goal of this Plan to maximize the opportunity for housing choices. Therefore, the Plan designates six residential categories in the Project Area which permit a variety of housing choices in order to encourage the preservation and enhancement of the varied and distinctive residential character of the community, preserve stable single-family residential neighborhoods, and provide multiple-family dwelling units. All new housing shall be developed in accordance with the densities indicated below:

Low:	Up to 7 units per gross acre
Low Medium:	Up to 24 units per gross acre
Medium:	Up to 40 units per gross acre
High Medium:	Up to 60 units per gross acre
High:	Up to 80 units per gross acre
Very High:	Up to 130 units per gross acre

A gross acre is defined as the site area plus one half of any abutting street(s) and alley(s).

Within portions of the Project Area designated for residential use there are clusters of single family homes and architecturally and/or historically significant buildings or groups of buildings There is also a need for additional parking.

Therefore, in order to enhance the environmental quality of residential areas Design(s) for Development may be adopted to:

1. Ensure that the scale, density, bulk and general architectural style of new development is compatible with the architectural and/or historical features of a neighborhood;

2. Reduce the permitted density of an area below that density otherwise permitted in order to preserve clusters of houses; and

3. Ensure that an appropriate amount of parking is provided for residents of the area.

The residential density provisions of this Plan as they pertain to areas designated "Low Medium 2" shall not be effective for a period of 180 days following the adoption of this Plan.

505.1 Very High

Very High: Up to 130 units per gross acre. Development within the Very High designation is intended to provide a high density housing choice within Hollywood. Development above 80 units per gross acre shall be reviewed and approved by the Agency to ensure architectural quality, to ensure that parking is provided which will be sufficient to serve the needs of the occupants of the development, and to ensure that architecturally and/or historically significant buildings within a development site are, to the extent practical, preserved.

The Agency shall review and approve development above 80 units per gross acre. The review shall include an examination of architectural plans (including landscaping, circulation and parking and elevation drawings) to determine compatibility with the character, scale and architecture of the neighborhood, and to ensure that sufficient parking is provided.

505.2 Franklin Avenue Design District

That area on the Redevelopment Plan Map designated "Franklin Avenue Design District" recognizes the need for sensitivity and balance in the redevelopment of this area because of the potential impact upon views to and from the Hollywood Hills. The Agency shall review all new development within this District to ensure that views to and from the Hollywood Hills are, to the extent practical, preserved. This review shall include an examination of the following:

1. The topography in the area and the existing building scale in the immediate vicinity;

2. The views to and from the Hollywood Hills which will be affected.

3. The development plans including the building massing, orientation, height and bulk.

The Agency shall, within four years after the adoption of the Redevelopment Plan, prepare a detailed design plan for this area which addresses preservation of architecturally and/or historically significant buildings, parking, circulation and views to and from the Hollywood Hills including the height, orientation and massing of new development within this District.

The Agency may adopt one or more Design(s) for Development which may implement this comprehensive plan.

505.3 Housing Incentive Units

In order to promote revitalization and the improvement of residential properties and neighborhoods, the Agency may authorize new housing to be developed or buildings to be rehabilitated with more dwelling units per acre than otherwise permitted by Section 505. Such increased dwelling units shall be known as Housing Incentive Units. Housing Incentive Units may be granted in order to improve design quality and to achieve one or more of the following objectives:

1. To provide housing units for occupants with a variety of incomes;

2. To provide for the preservation of historic and/or architecturally significant structures;

3. To provide recreation areas, cultural facilities, social services and/or open space.

The Agency shall grant no more than 3,000 Housing Incentive Units.

The Agency shall require the owner/developer seeking Housing Incentive Units to enter into a development or participation agreement and may only authorize and approve Housing Incentive Units provided that:

1. No parcel shall be developed at a residential density which exceeds by more than thirty per cent (30%) the density limitations for that parcel as set forth in Section 505.

2. Housing Incentive Units shall not be granted in the Very High designation.

3. The units within the proposed development have adequate floor area, living spaces and amenities which are appropriate for the unit size and type of the proposed development. For example, a development proposal to provide housing for households with children

shall provide recreational areas and open space appropriate for children;

4. The development contributes to a desirable residential environment and the long-term neighborhood improvement; and

5. The development conforms to the objectives of the special district and/or the Design for Development, if applicable. The Agency may limit the number of Housing Incentive Units to be granted in an area.

505.4 Commercial Uses Within Residential Areas

In order to provide neighborhood commercial services, provide for pedestrian activity, upgrade residential neighborhoods, preserve an historic and/or architecturally significant structure, and/or provide tourist facilities, certain commercial uses may be permitted in residential areas. Such commercial uses shall be permitted only by the execution of a participation or development agreement with the Agency. The Agency shall take particular care in the review of proposed uses involving the sale and/or service of alcoholic beverages to ensure that the uses meet the objectives of this section.

The Agency may permit new commercial uses including commercially related parking uses, in residentially designated areas in any of the following circumstances:

1. The commercial use is to be located within and primarily serve a new residential building. Such commercial uses shall be appropriate in terms of need based on development population characteristics, proximity to similar uses and shall be limited to convenience shops such as laundry/dry cleaners, pharmacies, and other related and appropriately scaled neighborhood oriented uses.

2. Commercial uses or home occupations in residential buildings such as professional offices for accountants, architects, and lawyers that are operated by the occupant of the dwelling unit; that have no more than four (4) workers; and that are not an on-site retail sales use.

3. The commercial use is on the ground floor of a residential building fronting on a major street or boulevard such as Western Avenue or La Brea Avenue.

4. The new commercial use is a hotel, bed and breakfast or other tourist guest facility.

5. The parcel(s) are adjacent to areas designated for commercial use and support commercial uses in commercially designated areas. This section provides for the expansion of a commercial development into a residential area if no street or alley separates the commercial land use designation from the residential land use designation.

Conditions for approving commercial uses in residential designations shall include the following:

1. the commercial uses shall contribute to the achievement of the goals of this Plan, the improvement of the area and the objectives of a special district and/or a Design for Development, if applicable;

2. the commercial uses shall be reviewed and found to be compatible with the neighborhood with respect to environmental impact on the residential area such as noise, traffic, architectural and/or historic resources, parking and hours of operation;

3. the architecture, landscaping, lighting, signage and setbacks of the new commercial development shall contribute to the improvement of the residential neighborhood. The commercial development shall meet all design and location criteria specified by the Agency.

506. Commercial Uses

Areas designated on the Map as Commercial shall be maintained, developed and used for Community, Highway Oriented, Neighborhood and Office, or Regional Center Commercial uses as defined in Sections 506.1 and 506.2 of this Plan. Residential uses may be permitted in Commercial areas pursuant to Section 506.3 of this Plan.

As used in this Plan the phrase "Floor Area Ratio" or F.A.R. is defined as the ratio of total floor area of all buildings in a parcel to the parcel area. The floor area of a building excludes space devoted to stairwells, elevator shafts, light courts vehicular parking and mechanical equipment.

The revitalization and development of attractive residential neighborhoods is dependent upon the availability of providing essential neighborhood commercial services such as food markets, and pharmacies. The attraction, retention and expansion of these commercial services shall be an integral part of redevelopment efforts in Hollywood.

There are several types of commercial uses which have traditionally been associated with Hollywood and contribute to the unique character of the area. These uses include restaurants, theaters, bookstores and technical entertainment related business uses. To the extent feasible the Agency shall make special efforts to retain within Hollywood those businesses that have traditionally been associated with Hollywood and are

assets to the community. These efforts may include technical or financial assistance and discretionary land use actions as provided for and consistent with this Plan. The Agency will make attempts to retain such businesses at or near their present locations.

506.1 Community, Highway Oriented, and Neighborhood and Office Commercial

Community, Highway Oriented and Neighborhood and Office Commercial Uses shall generally provide neighborhood oriented goods and services, shall not exceed an F.A.R. of 3:1, and shall conform to the following criteria as determined by the Agency:

1. Promote community revitalization;

2. Conform with the goals and objectives of the Plan; and

3. Be compatible with the adjacent residential uses and neighborhood.

4. include, but not be limited to, neighborhood oriented uses such as; professional offices, institutional uses, food markets, laundries, dry cleaners, pharmacies and other neighborhood retail or service businesses.

5. Limited ancillary manufacturing or assembly is permitted when goods produced are sold at retail on premises and not more than five (5) persons are engaged in non-retail activities.

To provide and ensure quality residential neighborhoods the Agency may, for commercial areas which are adjacent to residential areas, adopt Design(s) for Development which; determine circulation patterns, parking locations, landscaping, height, bulk of buildings and other design guidelines.

506.2 Regional Center Commercial

Regional Center Commercial uses shall generally provide goods and services which are designed in a manner that appeals to a regional market as well as to local markets and includes uses such as theaters, restaurants, hotels, offices, and retail or service businesses.

Two special districts shall be designated with the Regional Center Commercial designation. These districts are the Hollywood Boulevard District and the Hollywood Core Transition District. As indicated on the Special Districts Map (Exhibit A.3), parcels on the north side of Hollywood Boulevard between Vista Del Mar and Gower Streets, and on the east side of Argyle Avenue north of Carlos Street and south of Yucca Street are within both special districts. Development on these parcels shall meet the requirements of the two districts.

506.2.1 Hollywood Boulevard District

Hollywood Boulevard and adjacent properties as illustrated on the Redevelopment Plan map shall be designated as the Hollywood Boulevard District. The objectives of the District are to:

1. Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures;

2. Assure that new development is sympathetic to and complements the existing scale of development;

3. Provide pedestrian oriented retail uses along the street level;

4. Encourage entertainment, theater and tourist related uses;

5. Provide adequate parking for new and existing uses; and

6. Reinforce and enhance the existing pedestrian environment.

An urban design plan including design guidelines and criteria and a parking and circulation program to achieve these objectives shall be developed by the Agency within two (2) years of the adoption of the Plan. These guidelines may be adopted as one or more Design(s) for Development. All new development in the District shall meet the design guidelines to ensure that the objectives of the District are achieved. The Design(s) for Development may include a reduction of density by up to 33% in certain areas to insure that the objectives of the District are met.

506.2.2 Hollywood Core Transition District

Properties designated on the Redevelopment Plan map as "Hollywood Core Transition District" shall be given special consideration due to the low density of the adjacent residential areas. The objective of this District is to provide for a transition in the scale and intensity of development between Regional Center Commercial uses and residential neighborhoods.

The Agency shall review all building permits in this District to ensure that circulation patterns, landscaping, parking and the scale of new construction is not detrimental to the adjacent residential neighborhoods.

Development guidelines shall be prepared for this District to ensure that new development is

compatible with adjacent residential areas. These design guidelines shall be developed by the Agency within five years of the adoption of this Plan. These guidelines may be adopted as one or more "Design(s) for Development.

506.2.3 Regional Center Commercial Density

Development within the Regional Center Commercial designation shall not exceed the equivalent of an average floor area ratio (F.A.R.) of 4.5:1 for the entire area so designated.

It is the intent of this Plan, however, to focus development within the Regional Center Commercial designation, as hereinafter set forth, in order to provide for economic development and guidance in the orderly development of a high quality commercial, recreational and residential urban environment with an emphasis on entertainment oriented uses. Therefore, development within the Regional Center Commercial designation shall be focused on areas served by adequate transportation facilities and transportation demand management programs. Further it shall reinforce the historical development patterns of the area, stimulate appropriate residential housing and provide transitions compatible with adjacent lower density residential neighborhoods.

Proposed development in excess of 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, on a specific site may be permitted as hereinafter set forth provided that the proposed development furthers the goals and intent of this Plan and the Community Plan and meets objective "a" and at least one other of the following objectives:

1. to concentrate high intensity and/or density development in areas with reasonable proximity or direct access to high capacity transportation facilities or which effectively utilize transportation demand management programs;

2. to provide for new development which compliments the existing buildings in areas having architecturally and/or historically significant structures or to encourage appropriate development in areas that do not have architecturally and/or historically significant buildings.

3. to provide focal points for entertainment, tourist or pedestrian oriented uses in order to create a quality urban environment; and

4. to encourage the development of appropriately designed housing to provide a balance in the community.

5. to provide for substantial, well designed, public open space in the Project Area.

6. to provide social services or facilities for social services which address the community's needs.

The Agency may permit development in excess of a 4.5:1 F.A.R. up to but not to exceed 6:1 F.A.R. or such other density as may be permitted by future amendments to the Community Plan, only if the Agency makes the following findings or determinations:

1. The proposed development conforms with the provisions and goals of the Redevelopment Plan and any applicable Design(s) for Development or requirements of the Hollywood Boulevard District or Hollywood Core Transition District.

2. Permitting the proposed development serves a public purpose objective such as: the provision of additional open space, cultural facilities, public parking or the rehabilitation of an architecturally or historically significant building.

3. Any adverse environmental effects especially impacts upon the transportation and circulation system of the area caused by proposed development shall be mitigated or are overridden by other social, economic or physical considerations, and statements of findings are made.

No development in excess of 4.5:1 site F.A.R. shall be permitted without a binding written agreement with the Agency which ensures that the proposed development will occur in conformity to the Redevelopment Plan and this Section by providing for, among other things, Agency review and approval of all plans and specifications, the compliance with all conditions applicable to development in excess of a 4.5:1 site F.A.R. and the provision of adequate assurances and considerations for the purpose of effectuating the objectives of this Plan.

The Agency shall request from the Planning Commission a determination as to the

conformity of the proposed development with the Community Plan. The Planning Commission shall make its determination of conformity within thirty (30) days from the date of the Agency's request. A proposed development shall be deemed in conformance with the Community Plan if the Planning Commission fails to render a determination within thirty (30) days. A determination by the Planning Commission may be appealed to the City Council if such appeal is made within fifteen (15) days of the Planning Commission's determination.

The Agency shall monitor all new development in excess of 50,000 square feet within the Regional Center Commercial designation and make annual reports to the Planning Commission and the City's Department of Transportation on the average floor area ratio, P.M. peak hour trips generated and off-street parking supply and an assessment of transportation demand management programs within the Regional Center Commercial designation. The Agency will ensure that the average floor area ratio within this designation does not exceed an F.A.R. of 4.5:1. Sites designated on the Redevelopment Plan Map as Public shall not be included in the averaging of the floor area ratio. This shall be done, from time to time, to the extent necessary, by creating an overall balance between new developments which exceed a 4.5:1 site F.A.R. and areas or activities which do not reach a 4.5:1 site F.A.R. such as open spaces or public facilities created or rehabilitated after adoption of the Redevelopment Plan; new developments or redevelopment activities (including historic preservation or rehabilitation) which are below 4.5:1; or any other means the Agency deems appropriate which will maintain the designation's average F.A.R. at or below 4.5:1. When the average F.A.R. for the designation reaches a ratio of 2.0:1 the Agency, within 90 days will submit to the Planning Commission, the City Council, and the Department of Transportation a report analyzing the cumulative impact of Core area development upon the transportation and circulation system in the area, including P.M. peak hour trips generated; further the Agency shall submit to the City Planning Commission and to the City Council a program establishing and identifying specific methods and mechanisms of Agency action to acquire open space or otherwise restrict or decrease density in order to maintain an overall 4.5:1 F.A.R.

506.3 Residential Uses Within Commercial Areas

New and rehabilitated residential uses shall be encouraged within the Regional Center Commercial land use designation. Subject to Agency approval of a development or participation agreement(s), the Agency may permit the development of new residential uses within commercial areas. The conditions for approving such a development shall include a determination that the residential development, as well as any commercial development in the case of a mixed use development, meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed.

506.4 Industrial Uses Within Commercial Designations

Two goals of this Plan are to preserve and increase employment, business and investment opportunities and to support and promote the entertainment industry in Hollywood. In order to achieve these goals development and expansion of individual uses may be permitted within commercial designations subject to the execution of a development or participation agreement and the following conditions:

1. Environmental impacts of the proposed development including circulation pattern, noise and air quality are compatible with a commercial development.

2. The site plan, architecture and landscaping for the proposed development contributes to the revitalization of the area.

3. Uses of a commercial nature within the proposed development shall be to the extent practical, oriented toward the primary commercial street frontage of the property.

507. Industrial

Areas designated on the Map as Industrial shall be developed, maintained and used for Commercial Manufacturing and Limited Industrial uses as indicated. Such uses shall be of a low noise and non-noxious nature, conform with the goals and objectives of the Plan and promote community revitalization. Entertainment related service and production uses shall be encouraged in these areas. New industrial development in areas adjacent to or across the street from residential areas shall be designed in a manner that is not detrimental to the residential areas with respect to circulation, scale, massing and noise.

In order to promote quality residential neighborhoods, plans for industrial uses to be developed adjacent to or across the street from residential areas shall be reviewed and approved by the Agency to ensure that the new developments are not detrimental to the residential area. The Agency shall review circulation, scale, massing and architectural and landscape programs for the new development.

507.1 Commercial Manufacturing

The intent of the Commercial Manufacturing designation is to provide for industrial expansion. The Agency may, through the adoption of a design for development, limit new commercial uses in the Commercial Manufacturing designation. Commercial Manufacturing uses include, but are not limited to uses such as television, radio, video and motion picture related production uses, office, retail, electronic assembly, jewelry manufacturing, baking, parking structures and other related and compatible uses. Commercial Manufacturing uses shall also include Community Commercial uses.

507.2 Limited Industrial

Limited Industrial uses include, but are not limited to uses such as; television, video, radio, and motion picture production, machine and woodworking shops, electronic instrument and electrical appliance manufacturing, pharmaceuticals manufacturing, and other related and compatible uses.

507.3 Commercial Uses Within Limited Industrial Areas

Subject to Agency approval of a development or participation agreement the Agency may, but is not required to, permit the development of commercial uses within Limited Industrial Areas. The commercial uses shall conform to the following criteria as determined by the Agency:

1. Promote community revitalization.

2. Conform to the goals and objectives of the Plan.

3. Be compatible with and appropriate for the industrial uses in the area.

4. Meet design and location criteria required by the Agency.

508. Public and Quasi-Public Uses Throughout the Project Area

508.1 Public

Areas shown on the Redevelopment Plan Map (Exhibit A.1) as Public shall be used for public facilities, including school sites, public services, open space and recreation areas.

The Agency may, at the request of the public body owning a site, and after public hearing, redesignate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan;

2. The change in use is compatible with the land use designations for the adjacent areas; and

3. In a situation where open space and/or recreation areas are the current use, the open space and/or recreational areas use will be replaced within a reasonable time period.

4. The change in use shall be subject to all required City approvals and shall conform to the Community Plan as it may be amended from time to time.

508.2 Public Street Layout, Rights of Way and Easements

The public rights-of-way and principal streets proposed for the Project Area are illustrated on the Redevelopment Plan Map.

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development and circulation.

Any proposal vacating, modifying or creating streets shall be submitted to the Agency for consultation prior to final action by the City. The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

Hollywood contains many properties developed prior to the adoption of modern traffic safety standards. Properties have multiple curb-cuts which have been developed through the past decades. Many of these are under-utilized and/or abandoned. As property is redeveloped and as public improvements are constructed, the number and the location of curb-cuts shall be examined with the objective of reducing the number of curb cuts and improving the environment in Hollywood.

508.3 Other Public and Quasi-Public Uses

In order to meet the social needs of the Project Area, throughout the Project Area the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional, or non-profit uses, including uses providing social services such as child or elderly care centers, shelters for runaways and minors, park and recreational facilities, libraries, hospitals, educational,

fraternal, employee, philanthropic and religious and charitable institutions, and facilities of other similar associations or organizations. The Agency may impose restrictions upon such uses as are necessary to further the goals of the Plan and protect the development and the use of the Project Area. The Agency shall give special consideration to participating in such projects with qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

508.4 Open Spaces, Landscaping, Light, Air and Privacy

An objective of the Plan is to provide large usable publicly accessible open spaces which are an organic part of the urban environment. In order to achieve this objective the Agency may require, as part of a participation or development agreement, participation in the provision of parks and open spaces. It is recognized that the Project Area lacks adequate open space, recreational areas and landscaping. Throughout the Redevelopment process, in review of specific development proposals and in adopting Designs for Development, the need for additional publicly accessible open space and landscaping, including street trees shall be recognized and encouraged.

509. Non Conforming Uses

A non-conforming use is the use of a building or land which does not conform to this Plan and which existed at the time the Plan became effective. A nonconforming use may continue.

The Agency may authorize additions, alterations, repairs or other improvements to such non-conforming uses in the Project Area if, in the determination of the Agency, such improvements would be compatible with surroundings and proposed uses and development.

The Agency may require the owner of such property to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as are necessary to meet the objective of the Plan.

510. New Construction

All construction and development shall conform to all applicable state laws and city ordinances and regulations and shall be subject to review and approval by regulatory governmental bodies as required by law and this Plan.

511. Preservation. Rehabilitation and Retention of Properties

It is recognized that the Hollywood Project Area contains numerous buildings and groups of buildings with architectural and historical significance examples of which include the Hollywood Boulevard Commercial and Entertainment Historic District, Crossroads of the World and the U.S. Post Office which are listed in the National Register of Historic Places. It is further recognized that these buildings represent an important resource and a link to Hollywood's past. These can provide the basis for the revitalization of the Hollywood Project Area.

Buildings listed as Cultural-Historic Monuments by the City and listed in, determined or appear to be eligible for listing in the National Register of Historic Places are determined to be of architectural and/or historic significance. The Agency shall use established criteria for determining additional architectural and/or historical resources and shall maintain a publicly available list of all buildings within the Project Area which it determines to be architecturally and/or historically significant.

To the extent practical, in the implementation of this Plan, including Sections 505.3 (Housing Incentive Units) and 506.2.3 (Regional Center Commercial Density), the Agency is authorized to provide for the retention, reuse and restoration of buildings and resources determined by the Agency to be architecturally or historically significant. The Agency shall deny requests for housing incentive units, development in the Regional Center Commercial designation above an F.A.R. of 4.5:1 and variations for sites on which a structure determined by the Agency to be significant was demolished after the adoption of this Plan or is proposed to be demolished; however, under exceptional circumstances where a significant structure has been substantially damaged and must be demolished due to circumstances beyond the control of the owner, the Agency may grant requests for housing incentive units, development within the Regional Center Commercial designation above an F.A.R. of 4.5:1 and variations. Nothing in Section 511 shall deny, modify or affect in any way housing density bonuses granted by the city pursuant to applicable state law.

In order to provide incentives to preserve architecturally and/or historically significant structures, the unused density from architecturally and/or historically significant structures may be transferred to other development sites. The Agency shall promulgate procedures for such transfer proposals consistent with the procedures and requirements as established in Section 506.2.3, Regional Center Commercial Density, the procedures and requirements of Section 505.3, Housing Incentive Units, for housing developments and the procedures of Section 521, Variations.

The Agency shall obtain adequate assurances that the buildings from which the density transfer is taken are preserved and that the development on the site to which the density is transferred will occur in conformity to the Redevelopment Plan, the objectives of special districts as established by the Plan and if applicable, any adopted Design for Development.

No grading, foundation, demolition, building or any other kind of permit shall be issued by the City for any property within the Redevelopment Project Area which involves or is determined by the Agency to adversely affect any building

or resource determined by the Agency to be architecturally or historically significant, unless and until the following procedure occurs:

Upon notice to the City of such determinations by the Agency, the issuance of any such permit shall be delayed for a reasonable period of time requested by the Agency, not to exceed one hundred and eighty (180) days, to permit negotiations to occur and opportunities to be explored by all parties concerned to seek to avoid or mitigate any adverse impact on any such architecturally or historically significant building or resource.

If the Agency determines that arrangements for the preservation of the building or resource cannot be accomplished within the original 180 day period and further determines that such arrangements are likely to be satisfactorily completed within an additional period not to exceed one hundred and eighty (180) days, then the Agency may extend the initial 180 day delay period, up to a maximum extension of an additional 180 days.

No application for any grading, foundation, demolition, building or any other kind of permit filed with the City shall be considered to conform with this Redevelopment Plan unless and until the requirements of this Section are satisfied.

The Agency shall coordinate the implementation of this section with the efforts of the Cultural Heritage Commission of the City.

The Agency shall develop historic preservation incentives in coordination with the City. Such incentives may include technical assistance and funding programs.

512. Cultural and Artistic Development

The primary impetus for Hollywood's residential, commercial and industrial growth in the early part of this century was provided by the presence of the motion picture industry. Hollywood's history is inextricably connected with its role as the capital of cinematic and broadcasting arts. Likewise, the continued and renewed vitality these arts forms (and their allied disciplines) generate will directly impact future growth.

Therefore, it shall be the policy of this Redevelopment Plan to incorporate cultural expression as a redevelopment tool through the support and development of publicly accessible cultural and artistic facilities and/or programs within the Project Area. At least one percent (1%) of the private development costs, excluding land and off-site improvements, for new industrial, commercial and residential development, excluding low and moderate income housing development, which the Agency has facilitated, and is subject to a participation or development agreement shall be allocated by the participant or developer to finance the provision of cultural and artistic facilities, features, and programs within the Project Area. Such developer or participants will be required to submit for Agency approval Proposed projects utilizing the funds allocated pursuant to this section. The Agency may adopt guidelines for the use and allocation of the funds generated by private development.

513. Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed approximately 5,500.

514. Limitation on the Number of Dwelling Units

At such time as the Project Area is fully redeveloped, approximately 25,000 dwelling units will be permitted within the Project Area.

515. Limitation on Type, Size and Height of Buildings

Except as may be set forth in other Sections of this Plan or as described in Designs for Development adopted pursuant to this Plan, the type, size, and heights of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations

516. Signs and Billboards

All signs must conform to City sign and billboard standards as they now exist or are hereafter legislated. It is recognized that the coordination of signs and billboards within the project area affect its appearance and image. Therefore, it is the intent of this Plan that the Agency may, after public hearing, adopt additional sign and billboard standards for a portion of or the entire Project Area which may be more restrictive than City standards in order to further the goals of this Plan or the objectives of a special district as established by this Plan.

517. Utilities

The Agency may require that all utilities be placed underground whenever physically and economically feasible as determined by the Agency.

518. Circulation, Parking and Loading Facilities

518.1 Circulation

The Agency in cooperation with City Departments, and within two years of the adoption of this Plan shall prepare for City Council consideration an ordinance establishing a transportation program. The ordinance shall include but not be limited to the following:

1. A transportation improvement and management plan creating an integrated program of transportation mitigation measures such as traffic flow management, demand management programs, street widenings, public transit and private transit, including their associated operating costs.

2. A commitment of public and private funding sources to implement the transportation improvement and management plan. This shall recognize that the transportation system in Hollywood services regional and local needs.

3. Procedures to require mitigation of the transportation impacts of new developments within the Hollywood Redevelopment area which are expected to have a significant transportation impact.

4. A program including a comprehensive study to establish trip generation rates which reflect the unique travel conditions in Hollywood.

5. A program including a comprehensive study to establish parking requirements for new development of the various kinds of land use within the Hollywood Redevelopment Project Area.

In order to meet the circulation goal of the Redevelopment Plan the Agency may adopt Designs for Development which require that new developments implement circulation mitigation measures commensurate with the impact the new development will have on the circulation system. The Agency may also adopt Designs for Development which provide for a more efficient use of the existing circulation system through the use of Travel Demand Management Programs such as van pooling, ridesharing and bus subsidy programs.

Five circulation corridors within the Project Area have been identified which need improvement. These corridors are:

1. North-south travel between and including La Brea and Highland Avenues.

2. East-west travel within the Franklin Avenue corridor in the northern portion of the Project area.

3. East-west travel on Sunset Boulevard, Fountain Avenue and Santa Monica Boulevards.

4. North-south travel between Cahuenga Boulevard and Gower Street.

5. North-south travel on Western Avenue.

The Agency shall work with the City of Los Angeles to improve traffic flow in these corridors. The Agency shall cooperate with the City in the identification and implementation of transportation related development requirements. In all developments expected to have significant circulation impacts, the Agency shall cause these traffic related impacts to be analyzed in the traffic study. The Agency shall impose appropriate requirements as a condition of approval of each such development based upon the traffic mitigation measures identified in the traffic study.

518.2 Parking and Loading

It is recognized that many parts of the Project Area lack adequate parking and that solutions to parking problems are essential to the redevelopment of Hollywood. Therefore, it is the intent of this Plan to encourage creative solutions to parking such as; the shared use of parking areas, flexible parking programs, public parking structures and standards to ensure that parking is available for the project area.

Parking spaces, parking facilities and loading areas shall be designed to promote public safety and to prevent an unsightly or barren appearance. Lighting shall be provided to promote public safety. Lighting for parking spaces shall be shielded from adjacent residential properties and adjoining residential streets.

In order to address the critical shortage of parking the Plan provides the Agency the following authority to facilitate the provision of replacement parking:

1. Acquisition and development of parking in conjunction with the City.

2. Acquisition and development of public parking.

3. Requirements as part of a development or participation agreement to provide public parking.

4. The granting of additional density to developers in exchange for the provision of public parking.

An urban design plan for Hollywood Boulevard will be prepared pursuant to Section 506.2.1 of this Plan. This Plan will include a strategy to address the long-term parking needs of Hollywood Boulevard. Pursuant to Section 506.2.3 of this Plan the Agency shall monitor the off-street parking supply within the Regional Center Commercial Designation.

As part of the Agency's negotiations with developers within the Regional Center Commercial designation it will seek to incorporate as a part of the development replacement parking.

Whenever parking spaces which are in active use within the Regional Center Commercial Designation are removed from the market through Agency action as a part of the Project, the Agency shall develop or construct, or cause to be developed or constructed, an equal number of replacement parking spaces

within the Project and within reasonable proximity to users subject to the findings and provisions of the Ordinance prepared pursuant to Section 518.1 of this Plan, as it may be adopted by the City Council. The Agency shall use its best effort to expeditiously provide such replacement parking, and in any event will do so within four years of its' removal.

519. Setbacks

Parking for new developments shall not be permitted in the required residential front yards.

Setback areas not used for access, or, when permitted parking, shall be landscaped and maintained by the owner unless otherwise specified in a Participation or Development Agreement. The Agency may adopt Design(s) for Development which establish setback and landscape requirements for new developments within the Project Area.

520. Incompatible Uses

No new use or structure which by reason of appearance, traffic, smoke, noise, odor, or similar factors that would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

521. Variations

Variation may be authorized in any of the land use designations established by this Plan except the Regional Center Commercial.

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan including variations in permitted density or use. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

4. Permitting a variation will not be contrary to the objectives of this Plan.

5. Permitting a variation will be in conformance with the objectives of the Community Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purpose of this Plan.

Any variation to the densities permitted in this Plan, in excess of 15% of the F.A.R. permitted by this Plan or for a building in excess of 250,000 square feet, whichever is less, shall be approved by the Planning Commission, subject to appeal to the City Council.

VI. 600. METHODS OF FINANCING THE PROJECT

601. General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the State and County may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 602 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

602. Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on

all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation on the taxable property in the Project Area on said effective date).

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which are attributable to the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent that the affected taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in subdivision (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, money advances to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 pursuant to this Plan for the Project Area shall not exceed $922,452,207 except by amendment of this Plan.

No loan, advance, or indebtedness to be repaid from such allocations of taxes from the Project Area established or incurred by the Agency to finance in whole or in part the Project shall be established or incurred after thirty (30) years following the date of adoption of the ordinance approving and adopting this Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes from the Project Area, which can be outstanding at one time shall not exceed $307,484,000 in principal amount without an amendment of this Plan.

603. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VII. 700 ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such cost.

2. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.

3. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.

4. Imposition, wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

5. Provision for administrative enforcement of this Plan by the City after development.

6. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

7. The approval of subdivision maps and parcel maps by the Advisory Agency or otherwise as provided by law, as necessary to carry out the Project.

8. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

800. NON-DISCRIMINATION AND NON SEGREGATION

There shall be no discrimination or segregation based upon race, color, religion, creed, sex, sexual orientation, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

900. EMPLOYEES AND TRAINEES FROM THE COMMUNITY

Contractors and others engaged in construction and rehabilitation activities in the Project Area shall be encouraged to hire and train the maximum number of employees and trainees from the community consistent with the objectives of the Plan.

VIII. 1000. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of the Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. 1100. DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 30 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, And in such event, this Plan shall continue in effect until the date of retirement or repayment of such bonds or other obligations.

X. 1200. COUNCIL IMPLEMENTATION

The City Council, in adopting this Redevelopment Plan, specifically reserves unto itself the right to develop and approve additional programs by ordinance for this Project Area to insure implementation of this Plan is in conformance with the intent, policies, and goals of this Plan.

XI. 1300. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

HOLLYWOOD REDEVELOPMENT PLAN
ORDINANCE 161,202
ADOPTED MAY 7, 1986

ADMINISTRATIVE RESPONSIBILITIES

Applicant.

- Applicant must have all permits reviewed for conformance to provisions of the Redevelopment Plan; appointments for review and environmental clearance may be made by calling the LACRA at 213-977-1784. Permit applications may also be presented for review at the LACRA offices at 354 South Spring Street, 7th floor reception desk, for assignment to appropriate reviewer.

- Applicant may appeal permit denials to the LACRA Board of Commissioners at their regular meetings, which are publicly noticed.

- Depending on the nature of the project for which a permit or variance is being sought, Applicant may be required by the provisions of the Plan to negotiate a participation or development agreement with LACRA.

LACRA.

- Staff of LACRA will perform permit review and environmental clearance, and will approve permits, or work with applicant to ensure that permit activity will conform to the provision of the Redevelopment Plan and any applicable Design for Development.

- The Board of Commissioners may hear and act upon appeals from Applicants of permit review determinations.

- Development projects will be reviewed by LACRA staff, and will be brought before the applicable review committee of the Hollywood Citizens Advisory Committee for advisory recommendation to LACRA.

- The Board of Commissioners will approve applicable participation and development agreements, and development projects within the Redevelopment Project area.

City Planning Commission.

- The Planning Commission will review and make recommendation, within 90 days of receipt, on all designs for development and the urban design plan for the Hollywood Boulevard District. In the absence of a recommendation within 90 days, LACRA may proceed to act upon the matter.

- The Planning Commission will made determinations of conformity to Community Plan for all development in Regional Center Commercial use areas which are in excess of 4.5:1 F.A.R. with 30 days of the date of such LACRA request for determination. This determination may be appealed to the City Council if the appeal is made within 15 days of the Planning Commission determination.

The Planning Commission shall approve all variations to Plan densities which are in excess of 15% of F.A.R. permitted by the Plan or for a building in excess of 250,000 square feet, whichever is less. The approve by the Planning Commission is subject to appeal to the City Council.

North ▲

Resource Designation

— Hollywood Boulevard Commercial and Entertainment District

* Buildings contributing to the significance of the district

Numbers in parenthesis refer to text in Historical Survey Report.

Individually listed on the National Register (1)

Listed on the National Register as part of the Hollywood Boulevard Commercial and Entertainment District (1D)

Determined individually eligible for listing on National Register (2)

Determined eligible for listing only as part of a district (2D)

Appears eligible for individual listing on National Register (3)

Appears eligible for listing only as part of a district (3D)

Potentially eligible for listing on National Register when: (4)

a. more historical and/or architectural research is done
b. the building is restored to an earlier appearanace
c. more significant examples of the building's architectural style are demolished
d. the building becomes old enough to meet the National Register's 50-year requirement

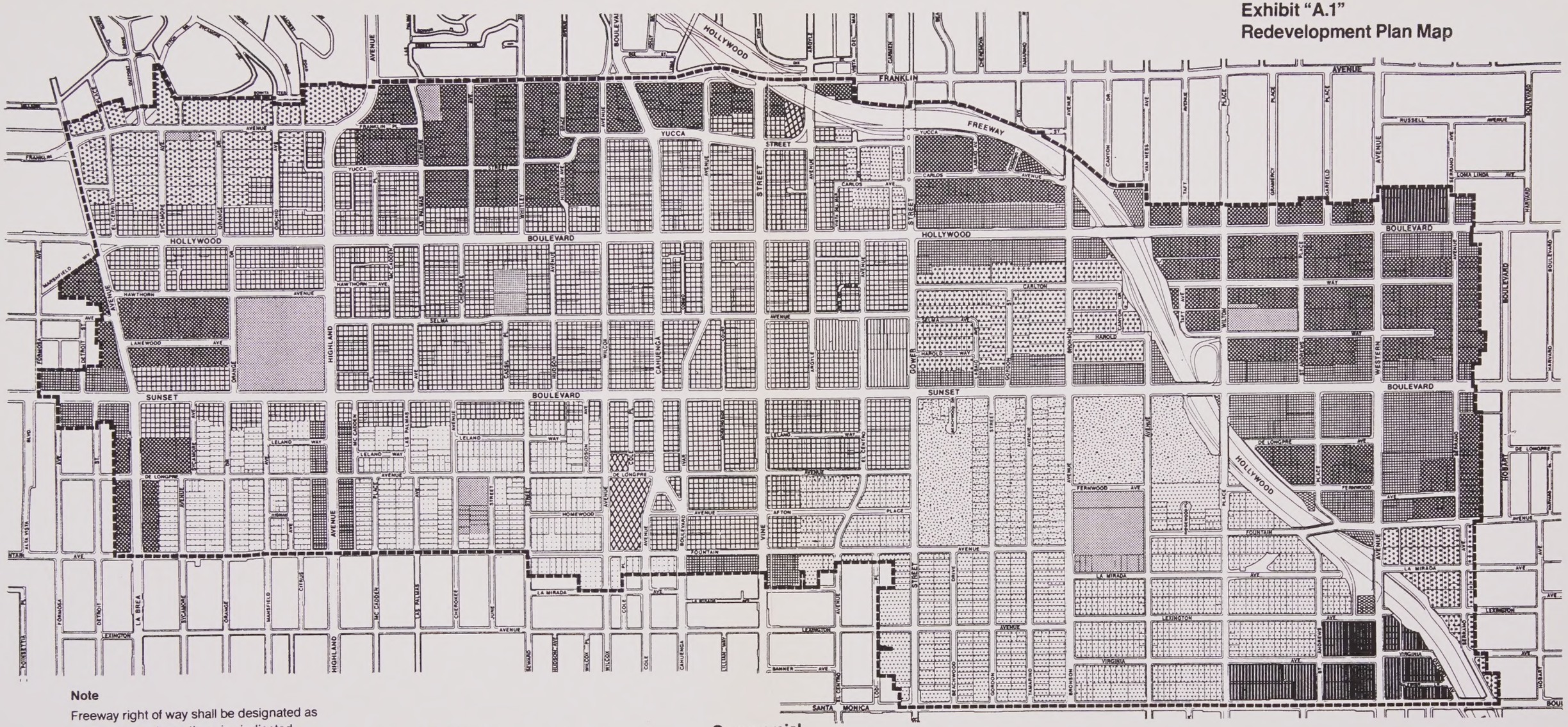
Potentially eligible (as above) only as part of a district (4D)

Listed or eligible for listing under a local landmark ordinance (5)

Listed or elibible for listing as part of a locally-designated district (5D)

Potentially significant neighborhoods

Exhibit "A.1"
Redevelopment Plan Map



Note

Freeway right of way shall be designated as open space unless otherwise indicated.

The redevelopment plan text will permit recreational and institutional uses within any appropriate portion of the project.

Public

- **Open Space**
- **Recreational and School Site**
- **Other Public Land**

Residential

- **Low** (Max 7 Units / Gross Acre)
- **Low Medium 2** (Max 24 Units / Gross Acre)
- **Medium** (Max 40 Units / Gross Acre)
- **High Medium** (Max 60 Units / Gross Acre)
- **High** (Max 80 Units / Gross Acre)

Commercial

- **Neighborhood and Office**
- **Highway Oriented Commercial**
- **Regional Commercial**

Industrial

- **Commercial Manufacturing**
- **Limited Industrial**

---- **Project Area Boundary**

Hollywood Redevelopment Project

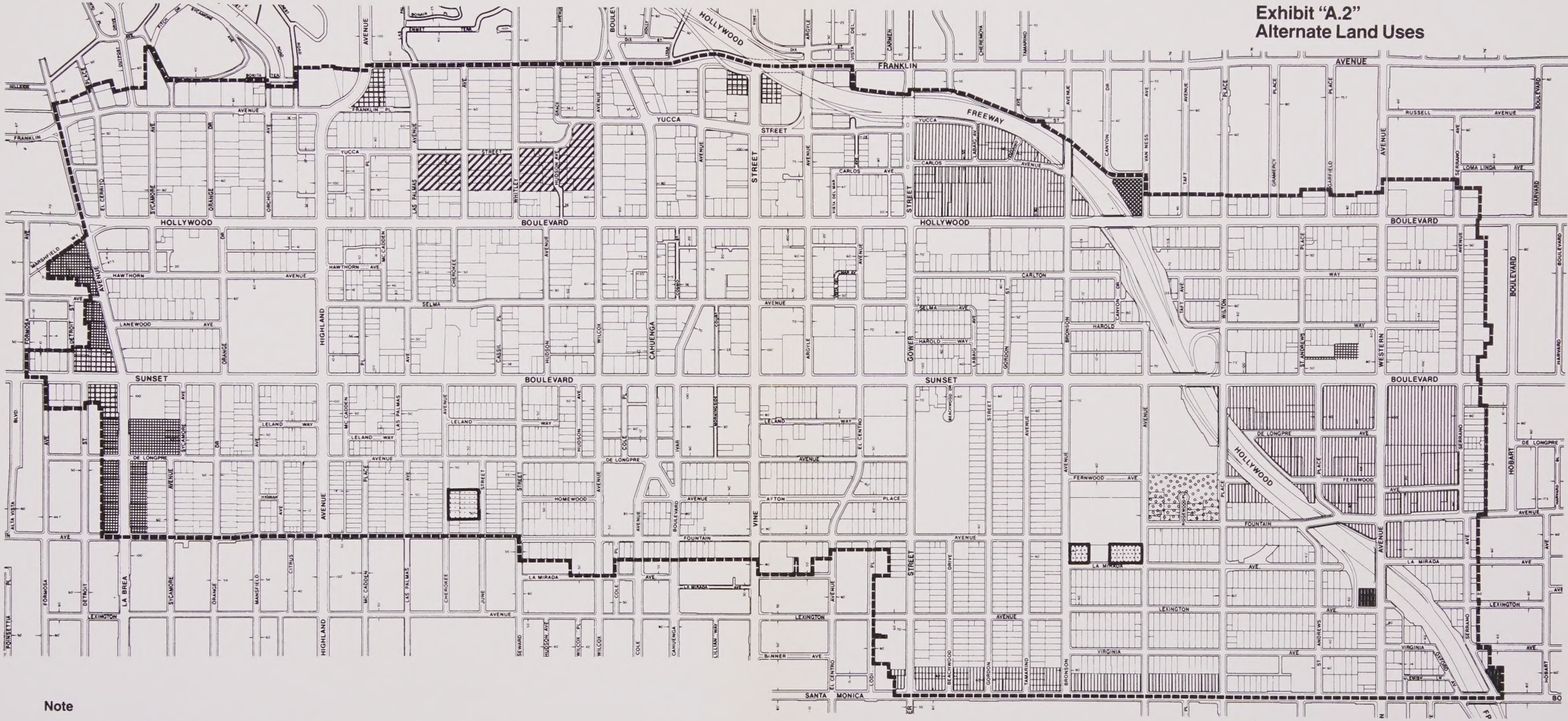
Community Redevelopment Agency
City of Los Angeles

Adopted May 1986

0 500 1000

North

Exhibit "A.2"
Alternate Land Uses



Note

The Agency is authorized to permit the Alternate uses shown on the Alternate Land Use Map Exhibit "A.2," provided that each such permitted alternate use shall conform to the Hollywood Community Plan, as such Community Plan now reads or as it may be amended from time to time.

Freeway right of way shall be designated as open space unless otherwise indicated.

The redevelopment plan text will permit recreational and institutional uses within any appropriate portion of the project.

Residential

- **Low Medium 2** (Max 24 Units / Gross Acre)
- **Medium** (Max 40 Units / Gross Acre)
- **High** (Max 80 Units / Gross Acre)
- **Very High** (Max 130 Units / Gross Acre)

Commercial

- **Neighborhood and Office**
- **Highway Oriented Commercial**
- **Regional Commercial**

Industrial

- **Commercial Manufacturing**
- **Limited Industrial**
- **Project Area Boundary**

Hollywood Redevelopment Project

Community Redevelopment Agency
City of Los Angeles

Adopted May 1986

0 500 1000

North

Mulholland Scenic Parkway Specific Plan

TABLE OF CONTENTS

C. **Mulholland Scenic Parkway Specific Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

SUMMARY OF PROVISIONS

The general intent of the Mulholland Scenic Parkway Specific Plan is to promote and maintain Mulholland Drive as a scenic parkway. The Plan contains various provisions aimed at minimizing the impact of new structures, preserving the recreational and open space facilities and resources in the area, and promoting the preservation of existing native vegetation consistent with the natural environmental which surrounds it.

Inner Corridor Regulations.

The inner corridor regulation apply to the area which extends 500 feet outward from the outermost boundary of the Mulholland Drive right-of-way.

Provisions for this area are contained in Section 5 of the Plan ordinance. Section 5 is subdivided into four district parts:

- Uses;
- Environmental protection measures;
- Grading; and
- Building standards.

Uses.

These uses are permitted provided they conform and are consistent with the intent of the Plan:

- One-family dwellings and related parking and accessory buildings
- Fences, gates and walls
- Driveways
- Night lighting on private property
- Landscape materials
- Core trail
- Major vista points

These discretionary uses may be permitted provided the Director approves such uses after making certain findings:

- Private recreational facilities and associated lighting
- Parks, playgrounds, equestrian facilities and game courts
- Temporary uses and structures required by special events
- Schools, churches, and accessory buildings

Environmental Protection Measures.

In order to preserve and enhance the parkway's outstanding and unique scenic features and resources, the Plan provides environmental protection measures for the following:

- Prominent ridges
- Streams
- Projects near parklands
- Oak trees
- Archeological and paleontological resources

Grading.

In order to minimize grading and preserve the natural topographic variation within the Plan area, a limited amount of grading is permitted within the inner corridor.

The amount of grading allowed is one cubic yard of earth per four square feet of lot area per lot. The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation.

Building Standards.

The allowable height of a building in the inner corridor is defined by two provisions. The first applies to lots that abut the Mulholland Drive right-of-way. These lots cannot exceed a height of 15 feet maximum. Buildings built beyond the initial 100 feet up to outer limit of the inner corridor cannot exceed a height of 30 feet for a upslope lot and 40 feet for a downslope lot.

Within this provision, other building standards apply to such items as yard requirements; fences, gates and walls; drains pipes; utilities within new subdivisions; and roofs.

Outer Corridor Regulations.

The outer corridor regulations apply to the area which lies between the inner corridor outermost boundary and one-half mile outward from the Mulholland Drive right-of-way.

Provisions for this area are contained in Section 6 of the Plan ordinance. Section 6 is subdivided into four district parts similar to Section 5:

1. Uses;
2. Environmental Protection Measures;
3. Grading; and
4. Allowable building heights.

Uses.

The uses allowed in the inner corridor are also allowed in the outer corridor provided they conform to and are

consistent with the intent of the Plan. Additionally, commercial, low-medium 1, and low-medium II uses are allowed provided they are consistent with the applicable community plan.

Discretionary uses permitted in the inner corridor are permitted in the outer corridor.

Environmental Protection Measures.

All the environmental protection measures required in the inner corridor are required in the outer corridor.

Grading.

The amount of grading allowed in the outer corridor is two cubic yards of earth per four square feet of lot area per lot. The Director may approve up to 4 cubic yards per four square feet of lot area. However, corrective grading as determined by the Department of Building and Safety is not to be included in the calculation.

Allowable Building Height.

The allowable height of building or structure visible from Mulholland Drive shall not exceed 40 feet.

Mulholland Drive and Right-of-Way Regulations.

As a means of preserving Mulholland Drive as a slow-speed, low-intensity drive, Section 7 of the Plan provides a number of regulation to maintain Mulholland Drive as a two lane, one lane in each direction, highway.

Section 7 is subdivided into five parts of which the first two, Changes and/or Improvements and Alignment and Design, are most significant:

Changes and Improvements

- No change or improvement may be made to the alignment or design of Mulholland Drive without the prior approval of the City Council.

- An exception to this is for road resurfacing and street maintenance.

Alignment and Design.

Any changes or improvements to the alignment or design of Mulholland Drive must conform to the following standards:

- Roadway and alignment - Mulholland Drive must remain at its existing alignment

- Right-of-way - the width of the right-of-way must remain as is.

- Travel lanes and shoulders - Mulholland Drive shall consist of two travel lanes, one in each direction with a maximum width of 15 feet per lane. The shoulder shall be five feet wide.

- Turn lanes - prior approval for a turn lane is required and shall be a maximum of 12 feet wide.

- Speed limit - two the extent permitted by law, the posted speed limit shall prohibit speeds in excess of 25 miles per hour.

- Sidewalks, curbs and berms - no sidewalks or curbs shall be permitted. Berms are allowed for drainage control.

- Median strip - no median strip is allowed.

- Signs - signs indicating the location of the core trail crossings and the major Vista Points are allowed only.

- Plant material - existing fire resistent, native-type plants and trees shall be preserved.

- Existing slopes - no grading of existing slopes is allowed if they are stable.

- Rock formation and outcropping - all natural rock formations and outcroppings shall be preserved on site.

Core Trail.

Section 8 allows for the creation of a core trail to be utilized by hikers, joggers and equestrians. The location and design of the core trail shall be approved by the City Council.

Major Vista Points.

Section 9 designates 14 major vista points, 4 of which currently exist. Development of the remaining locations to be approved by the City Council.

Landscaping.

The Plans landscaping standards are intended to preserve the area's existing native plants and to promote the replanting of graded slopes. The standards are:

- Graded slopes must be landform graded and landform planted. Landscaping must be installed within 6 months of the completion of grading.

- Plant material in the inner corridor shall not obstruct the view from Mulholland Drive.

- Landscaping shall consist of native-type fire resistant plant materials.

- Oak trees shall not be removed.

- Native trees must be replaced with the same type of tree on a 2 to 1 ratio.

- A landscape plan must be submitted to the Design Review Board for review and approval.

Design Review Process.

The Mulholland Scenic Parkway Specific Plan establishes a Design Review Board.

At least three members of the Board must be residents of the Mulholland area or its immediate environs and three members must be from professions involved in construction or design.

The primary responsibility of the Board is to ensure that the dictates of the Mulholland Scenic Parkway Specific Plan are strictly followed. The Board makes recommendations to the Director of Planning regarding the design of all projects, including site layout, facade design, materials, landscaping, building bulk, height and other design features.

The Mulholland Scenic Parkway Specific Plan outlines the following procedures for the Design Review Board:

1. Prior to the submission of working drawings to the Department of Building and Safety, the Board reviews preliminary site plans for consideration and approval.

2. The Board has ten days subsequent to receipt of plans to submit a recommendation to the Director of Planning.

The recommendation, submitted to the Director of Planning in writing, must consider compliance with the relevant criteria indicated in Mulholland Scenic Parkway Specific Plan.

3. In the event the Planning Director's decision differs substantially from that of the Board, the Director must indicate why it differs, as a part of his findings. The Board or any other aggrieved party, has the right to appeal his decision to the City Planning Commission and ultimately to the City Council.

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

SUBJECT INDEX

SUBJECT	PAGE
Access to Mulholland Drive	4-8,13
Allowable Building Heights	4-6,7
Archaeological and Paleontological Reserves	4-2,5
Commercial Uses	4-7
Construction near Prominent Ridges	4-1,3,4,5,13
Core Trail	4-2,3,8,9,11,13
Design Review Process	4-11,13
Discretionary Uses	4-3,7
Drain Pipes	4-5,6,7
Environmental Protection Measures	4-4,7
Exempted Uses	4-4,7
Exemptions from Design Review Process	4-13
Features	4-1,3,5,9,12
Fences, Gates, & Walls	4-3,4,6
Grading	4-1-8 4-10-13
Grading of Prominent Ridges	4-4
Landscape Materials	4-3
Landscape Plan	4-11,12
Landscaping	4-4,9,10,11,13
Lighting	4-1,3,4,8-10,13
Lighting Standards	4-8,9
Major Vista Points	4-3,8-11,13
Oak Tree Protection	4-5,8,10
Open Parking	4-2,4
Private Recreational Facilities	4-4
Prohibited Uses	4-4,8,10,11
Projects Near Parklands	4-5,13
Public Recreation and Environmental Education Projects	4-4
Right-of-Way Regulations	4-7
Rock Formation and Outcroppings	4-8
Roofs	4-6
Schools and Churches	4-2,4
Sidewalks, Curbs, Berms and Median Strips	4-8
Signs	4-8,9,10
Single Family Dwellings	4-13
Speed Limit	4-1,8
Streams	4-1,3,15,13
Temporary Uses & Structures	4-4
Tennis Courts	4-4
Travel Lanes, Shoulders and Turn Lanes	4-2,8,9
Utilities	4-6,7
Utility Related Structures	4-4,7,11
Viewshed Protection	4-6
Yard Requirements	4-6

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION	PROVISION	HIGHLIGHTS	SECTION
Uses - Permitted	One family dwelling Related parking Related access to buildings Fences, gates and walls Driveways Night Lighting Landscape Material Core Trail Major Vista Points	5A1	Environmental Protection Measures		
			- Prominent Ridge	Grading of prominent ridge not permitted Construction of top of prominent ridge Ridge not permitted	5B1
			- Limitations	1,000 cubic yards with prior approval Construction within 50 vertical feet of the top of prominent ridge, but not exceeding top	
- Discretionary	Private residential facilities, Parks Playgrounds Nature centers Equestrian facilities Game courts (tennis Courts on a lot w/15,000 or more) Temporary uses and structures required by special events Schools and churches within institutional use corridor Open parking in front yards adjacent to Mulholland Drive Public recreation and environmental education projects	5A2b	- Streams	No construction within 100 feet of either stream bank No more than 100 cubic yards of shall be moved within 100 feet of either stream bank	5B2
			- Projects Near Parklands	No construction within 200 feet of the boundaries of any public parkland No grading within 200 feet of the boundaries of any public parkland	5B3
- Prohibited	Tennis court on a lot with an area of less than 15,000 square feet Sanitary landfills	5A4	- Limitations	Construction or grading allowed within 200 feet of public parkland with prior approval	
- Utility Related Structures	Power transmission lines Power distribution stations Telecommunications facilities Pumping station Water tanks Water reservoirs Water and gas lines	5A5	- Oak Trees	No oak trees shall be removed, cut down or moved	5B4
			- Archeological and Paleontological Resources	Record search required if more than 50 cubic yards of earth is moved per 5,000 square feet of lot area	5B5
			Grading - Permitted	1 cubic yards per 4 square feet of lot area	C1

PROVISION	HIGHLIGHTS	SECTION
- Limitations	2 cubic yards per 4 square feet of area with prior approval	
Building Height - Prohibition	No building a structure visible from Mulholland Drive on an slope or downslope lot shall penetrate the viewshed	5D2
	Up slope lot which is located within the first 100 feet from the Mulholland Drive right-of-way is 15 feet maximum	
	Upslope lot located more than 100 feet from the Mulholland Drive right-of-way is 30 feet maximum	
	Downslope lot located within 500 feet from Mulholland Drive right-of-way, 40 feet maximum	
Yard Requirements -	For lots abutting Mulholland Drive right-of-way and are 100 feet in depth:	5D3
- Front	20% of the depth of lot, maximum not exceed 40 feet	
- Side	10% of the width of the lot, maximum not exceed 20 feet	
Fences, Gates, Walls	Materials must consist of the following: Roughcut, unfinished wood; native type stone; split-face concrete block; textured plaster surface walls; black a dark green chain link or wrought-iron	5D4
Drain Pipes	Exposed drain pipes must be of black or earth tone brown	5D5
Utilities	In connection with new subdivision must be placed underground	5D7
Roofs	Surface must be non-glare material and no equipment placed on top except for solar energy devices	5D7
Mulholland Drive and Right-of-Way	Change and/or improvements to alignment or design needs City Council approval	7A
	Right-of-way width to remain currently at 100 feet and 200 feet	
	Mulholland Drive shall consist of two travel lanes	
	Maximum width - 15 feet per lane shoulder width - 5 feet wide	
	Turn lane prohibited without prior approval. Maximum width - 12 feet wide	
	Speed limit 25 miles	
	Signs per Department of Transportation	
- Prohibited	Sidewalk and curbs	7B6
	Median Strips	7B7
	No grading of existing stable slopes adjoining the road-way	7B10
	No grading of rock formations and outcroppings	7B11
	No driveway may intersect Mulholland Drive without prior approval	7C1
	Gravel and similar loose materials	
Core Trail	Approved by City Council within right-of-way of Mulholland Drive	8A
	Two parallel pathways separated for equestrian use and hikers and joggers	

PROVISION	HIGHLIGHTS	SECTION
Major Vista Points	Approved by City Council 14 Vista Points designated	9A
Landscaping	Graded slopes shall be landform graded or landform planted	10A
	Installed within 6 months of completion of grading	10A1
	Native-type fire resistent plant material	10A3
	Native trees and oak trees removed replaced 2 for 1 with 36 inch box	10A5
- Prohibited	See list of prohibited plant material	10B
Design Review	All projects requiring use of land, building permit, grading permit, revocable permit to encroach or 13 - permit	11A
- Exemption	Applicant restoring a structure per Sec. 12.23.A.4 project consists of remodeling or repair and conform to plan provision	11K

Part 4

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN ORDINANCE NO. 167,943 ADOPTED MAY 13, 1992

An ordinance establishing a specific plan for the Mulholland Scenic Parkway.

WHEREAS, Mulholland Drive, opened in 1924, makes available to all people spectacular mountain, ocean and city views, and scenic and recreational opportunities from the Hollywood Freeway to the westerly Los Angeles City-County boundary line; and

WHEREAS, these amenities and resources are valuable to the city as a whole, and should be protected and enhanced by means of land use and design controls tailored to the physical character of the Mulholland Scenic Parkway and Santa Monica Mountains; and

WHEREAS, these scenic and recreational resources form a portion of the Santa Monica Mountains National Recreation Area, unique to a major urban area, recognized by Federal, State and local plans and programs; and

WHEREAS, the Santa Monica Mountains Comprehensive Plan, approved by the United States Secretary of the Interior, calls for coordinated development within the Mulholland Scenic Parkway to ensure consistency with the objectives of said plan; and

WHEREAS, the Scenic Highways Plan, a part of the Circulation Element of Los Angeles City's General Plan, designates the Mulholland Scenic Parkway as a scenic highway and mandates that scenic corridor specific plans be prepared for each designated scenic highway consisting of corridor boundaries and specific controls for the protection and enhancement of scenic resources, individually tailored to the unique character of each designated scenic highway; and

WHEREAS, the City's other adopted General Plan elements, including the Open Space Plan and portions of the Bel Air-Beverly Crest District Plan, the Brentwood-Pacific Palisades District Plan, the Encino-Tarzana District Plan, and the Sherman Oaks-Studio City-Toluca Lake District Plan also call for a specific plan and/or other plans and ordinances to assure protection of Mulholland Drive as a scenic corridor; and

WHEREAS, sensitive development assured by a specific plan which integrates the transportation, land use and recreation aspects of the scenic parkway will create a low-intensity, low-volume, slow-speed, parkway-type setting; and

WHEREAS, such specific plan implements the spirit and intent of the recommendations and guidelines contained in the Report of the Citizens Advisory Committee on the Mulholland Scenic Parkway adopted by the City Council on March 26, 1973; and

WHEREAS, on March 26, 1973, the City Council directed the Director of Planning to conduct the necessary studies and to prepare an ordinance to implement and accomplish the preservation of the Mulholland Scenic Parkway; **NOW THEREFORE,**

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.

The Mulholland Scenic Parkway Specific Plan is hereby established and is applicable to that area of the City of Los Angeles shown within the thick solid black line delineating the inner corridor, and between the thick solid black line and the dashed black line delineating the outer corridor on the maps designated 1A through 6A.

Sec. 2. PURPOSES.

The purposes of this Specific Plan are as follows:

A. To assure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources.

B. To preserve Mulholland Drive as a slow-speed, low-intensity drive.

C. To preserve and enhance land having exceptional recreational and/or educational value.

D. To assure that land uses are compatible with the parkway environment.

E. To assure that the design and placement of buildings and other improvements preserve, complement and/or enhance views from Mulholland Drive.

F. To preserve the existing residential character of areas along and adjoining the right-of-way.

G. To minimize grading and assure that graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

H. To preserve the natural topographic variation within the Inner and Outer Corridors.

I. To reduce the visual intrusion caused by excessive lighting.

J. To minimize driveway and private street access into the right-of-way.

K. To preserve the existing ecological balance.

L. To protect prominent ridges, streams, and environmentally sensitive areas; and the aquatic, biologic, geologic, and topographic features therein.

M. To protect all identified archaeological and paleontological resources.

O. To provide a review process of all projects which are visible from Mulholland Drive to assure their conformance to the purposes and development standards contained in the Specific Plan and the Landform Grading Manual.

Sec. 3. SPECIFIC PLAN APPLICATION.

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code (Code) and any other relevant ordinance and do not convey any rights not otherwise contained therein, except as specifically provided for herein.

B. Whenever this Specific Plan contains provisions which require greater yard requirements, lower heights, more restrictive uses, more restrictive grading provisions, or other greater restrictions or limitations on development; or less restrictive provisions regarding open parking in front yards, than would be allowed pursuant to the provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Code. In approving an exemption to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission may simultaneously approve any conditional use under its jurisdiction. Only one fee shall be required for joint applications.

D. The provisions of this Specific Plan shall not apply to any project where one or more of the following discretionary approvals initiated by application of the property owners or their representatives, and subject of a public hearing, was granted on or before the effective date of this Specific Plan and is still valid at the time an application for a building permit is filed: zone change, height district change, specific plan exception, conditional use, variance, tract map, parcel map, project permit pursuant to an interim control ordinance, coastal development permit or zoning administrator approval pursuant to Section 12.27 of the Code.

E. Corrective grading as determined by the Department of Building and Safety shall be exempt from the provisions of this Specific Plan.

Sec. 4. DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.0401 of the Code, if defined therein.

Alignment: Location of the paved surface of Mulholland Drive shown on "Plan and Profile" or "Plan" documents, on file in the City Engineer's vault, as having been built prior to the effective date of this Specific Plan.

Bikeway: The shoulders of Mulholland Drive designated for use by bicyclists.

Board: The Mulholland Scenic Parkway Design Review Board.

Core Trail: A continuous trail within the right-of-way, designated on maps 1B through 6B, and designed for use by hikers, joggers and equestrians.

Director: The Director of the City Planning Department or his or her authorized representative.

Downslope Lot: Land which lies at an elevation less than the elevation of Mulholland Drive along the right-of-way.

Inner Corridor: The Mulholland Scenic Parkway right-of-way plus the additional area which extends 500 feet outwards from the outermost boundaries of the right-of-way, as designated on maps 1A through 6A by a thick solid black line and labeled MPI.

Institutional Use: Schools, churches and accessory buildings thereto.

Institutional Use Corridor: An area parallel to and 500 feet northerly and 500 feet southerly of the Mulholland Drive right-of-way, designated on maps 3A and 4A with a dashed black line and labeled as MPIII, beginning on the west at the intersection of Mulholland Drive and the Centerline of Corda Drive and terminating on the east at the west line of the San Diego Freeway. Also, an area parallel to and 500 feet southerly of Mulholland Drive right-of-way beginning on the west at the east line of the San Diego Freeway and terminating on the east at a line that is parallel to and 400 feet westerly of the centerline of Roscomare Road.

Landform Grading Manual: A document, adopted by the City Council in June of 1983, and any amendments thereto, for the purpose of improving the aesthetic quality of hillside development projects through site planning techniques and landform grading, when safety conditions permit.

Major Vista Point: An area in the Mulholland Drive right-of-way, designated on maps 1A through 6B, which has exceptional mountain, ocean and/or city views and is set aside for public use.

Outer Corridor: That area which lies between the Inner Corridor's outermost boundary and one-half mile outward from the right-of-way, as designated on maps 1A through 6A by a dashed black line and labeled MPII.

Project: The construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot located in whole or in part within the Specific Plan Area; or any construction, alteration, conversion, or change of use of any building, structure or land in the right-of-way. For purposes of this Specific Plan, the term project shall not include interior remodeling.

Prominent Ridge: A mountain ridge which is visible from Mulholland Drive and is designated on maps 1B through 6B.

Scenic Parkway: That area designated on maps 1A through 6A and which includes the right-of-way, inner Corridor (MPI), outer corridor (MPII) and the institutional use corridor (MPIII).

Stream: A stream designated on the Mulholland Topographic/Lot-line maps on file with the Department of City Planning, which may include a water course having a surface or subsurface flow that supports or has supported riparian vegetation.

Upslope Lot: Land which lies at an elevation greater than the elevation of Mulholland Drive along the right-or-way.

View: A scenic pictorial sight of a mountain, ocean and/or city landscape.

Viewshed: A visual field within the inner corridor, with a seven degree angle determined by the line of sight at four feet above the edge of Mulholland Drive as depicted in Figure A.

Visible Project: A project on a lot which can be seen with normal 20-20 vision from a location on Mulholland Drive anywhere within the lot's visibility arc.

Visibility Arc: The are of a circle that intersects Mulholland Drive which has a radius of three-quarters of a mile and its center located at the midpoint of the project lot(s).

Sec. 5. INNER CORRIDOR REGULATIONS.

A. Uses.

All projects visible from Mulholland Drive and located within the inner corridor shall conform to the following regulations:

1. Permitted Uses. The following uses shall be permitted subject to the following limitations:

a. One-family dwellings and related parking and accessory buildings, provided they conform to the requirements of Subsection D of this Section;

b. Fences, gates, and walls, provided they conform to the requirements of Subsection D 4 of this Section:

c. Driveways, provided they conform to the requirements of Section 7 C of this Specific Plan;

d. Night lighting on private property, provided it is low-height, low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property;

e. Landscape materials and associated irrigation equipment, provided they conform to the requirements of Section 10 of this Specific Plan;

f. A core trail, provided the design and location conforms to the requirements of Section 8 of this Specific Plan;

g. Major vista points, provided they conform to the requirements of Section 9 of this Specific Plan.

2. Discretionary Uses. The uses listed in paragraph b, below, may be permitted, provided the Director pursuant to Section 11 approves said uses after making the following findings:

a. **Findings.**

i. The use does not destroy or obstruct a scenic feature or resource, or view from Mulholland Drive.

ii. The use preserves the residential character along the right-of-way.

iii. The use is compatible with the scenic parkway environment.

iv. The use preserves and/or enhances land having exceptional recreational and/or educational value.

v. Any grading is minimized.

vi. Any graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

vii. The use preserves the natural topography, prevents erosion and protects native vegetation.

viii. The use preserves the ecological balance.

ix. The use protects the prominent ridges, streams and environmentally sensitive areas, and the aquatic, biologic and topographic features therein.

x. The use protects identified archaeological and paleontological sites.

xi. The use minimizes driveway and private street access into the right-of-way.

xii. The use minimizes the visual intrusion of lighting into the right-of-way.

In approving a discretionary use pursuant to Section 11, the Director may impose conditions to protect the public interest, to assure a project is compatible with adjacent uses, and to secure an appropriate project in harmony with the objectives of this Specific Plan.

b. Uses.

i. Notwithstanding the provisions of Los Angeles Municipal Code Section 12.27 I to the contrary: Private recreational facilities and associated lighting including, but not limited to the following: parks, playgrounds, nature centers, equestrian facilities and game courts, except that a tennis court may only be allowed if located on a lot with an area of 15,000 square feet or more.

ii. Temporary uses and structures required by special events held within the Specific Plan area.

iii. Schools, churches and accessory buildings thereto, provided they are located within the institutional use corridor.

iv. Open parking in front yards adjacent to Mulholland Drive right-of-way.

v. Public recreation and environmental education projects may be located on publicly-owned land that is designated as open space by the respective community plan and/or the Open Space Element of the General Plan.

3. Exempted Uses. Buildings, structures, fences, gates, walls, recreation facilities and landscaping which are legally existing on or before the effective date of this Specific Plan are exempt from the regulations of this Specific Plan.

4. Prohibited Uses.

a. A tennis court on a lot with an area of less than 15,000 square feet.

b. Sanitary landfills.

5. Utility Related Structures. After receipt of the recommendations of the Board and the Director, the City Planning Commission shall make recommendations on the construction of utility related structures, such as power transmission lines, power distribution stations, telecommunication facilities, pumping stations, water tanks, water reservoirs, and water and gas lines. Such recommendations shall be based on the findings set forth in subdivision 2 and based on whether feasible alternate locations do not exist outside the inner corridor and whether the facilities are designed, constructed and colored to minimize their visual intrusion on the parkway.

B. Environmental Protection Measures.

1. Prominent Ridges.

a. Grading on Prominent Ridges. Notwithstanding Subsection C below, prominent ridges shall not be graded, altered or removed without the prior written approval of the Director pursuant to Section 11. The Director may approve up to 1,000 cubic yards of grading of a prominent ridge after making the following findings:

i. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

ii. The grading is compatible with the natural topography.

iii. The Department of Building and Safety has determined that grading will minimize erosion.

iv. The grading is necessary to allow the owner reasonable use of the lot.

v. The grading will allow for a project more compatible with the purposes of the Specific Plan.

b. Construction. Buildings and structures visible from Mulholland Drive shall not be constructed on the top of a prominent ridge. Buildings and structures visible from Mulholland Drive shall not be constructed within 50 vertical feet of the top of a prominent ridge without the prior written approval of the Director pursuant to Section 11. The Director may approve construction of a building and/or structure within 50 vertical feet of the top of a prominent ridge, but not exceeding the top after making the following findings:

i. The placement of the building and/or structure not destroy or obstruct a scenic feature or resource.

ii. The placement of the building and/or structure complements the view from Mulholland Drive.

iii. The placement of the building and/or structure minimizes driveway and/or private street access into the right-of-way.

iv. The placement of the building and/or structure will allow for a project more

compatible with the purposes of the Specific Plan.

2. Streams. No project shall be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either stream bank without the prior written approval of the Director pursuant to Section 11. In granting an approval, the Director shall make the following findings:

a. The applicant has employed a biologist to prepare a report which contains the following: the location(s) of the stream's banks, an assessment of the riparian resources, an evaluation of the project's impact on the riparian resources and a recommendation of feasible mitigation measures.

b. The applicant has submitted to the Director for his approval, a copy of the biologist's report and a covenant and agreement which runs with the land and which states that the mitigation measures recommended by the biologist and approved by the Director will be incorporated in the project and maintained. The covenant and agreement shall be recorded by the applicant.

c. The project preserves the natural vegetation and the existing ecological balance.

d. The project protects prominent ridges, streams, and environmentally sensitive areas and the aquatic, biologic geologic and topographic features therein.

e. The project will not damage the integrity of a stream.

3. Projects Near Parklands. No project shall be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the prior written approval of the Director pursuant to Section 11. The Director may approve the construction of a project or grading within 200 feet of public parkland after making the following findings:

a. The project preserves the residential character along the right-of-way.

b. The project will minimize erosion.

c. The project preserves the natural vegetation and the existing ecological balance.

d. The project protects identified archaeological and paleontological sites.

e. The project minimizes driveway access into the right-of-way.

4. Oak Trees. Mo oak tree (quercus agrifolia, lobata, q. virginiana) shall be removed, cut down or moved without the prior written approval of the Director. The Director may approve the removal, cutting down or moving of an oak tree after making the following findings:

a. The removal, cutting down or moving of an oak tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters.

b. The oak tree is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at said location.

5. Archaeological and Paleontological Resources. Applicants which propose to grade more than 50 cubic yards per 5,000 square feet of lot area shall submit to the Director a preliminary archaeological and paleontological record search from the State Regional Archaeological Information Center (UCLA). If this search reveals that archaeological and paleontological resources may be located on the lot, the applicant shall file an environmental assessment with the Planning Department.

C. Grading.

1. No grading in excess of one cubic yard of earth per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.

b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.

c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

d. The Department of Building and Safety has determined that grading will minimize erosion.

2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. **Building Standards.**

1. **Viewshed Protection.** No building or structure visible from Mulholland Drive on an upslope or downslope lot shall penetrate the viewshed without the prior written approval of the Director pursuant to Section 11. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. The Director may approve a project's penetration into the viewshed after making the following findings:

a. The Department of Building and Safety has determined that the height of the project does not exceed the height limit in lowed in paragraphs a, b or c of subdivision 2.

b. The project is designed to complement the view from Mulholland Drive.

2. **Allowable Building Heights.**

a. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within the first 100 feet from the Mulholland Drive right-of-way, shall not exceed 15 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the exceed a height of 15 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

b. On an upslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located more than 100 hundred feet up to five hundred feet from the Mulholland Drive right-of-way, shall not exceed 30 feet as indicated on Figure A. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 30 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

c. On a downslope lot, the height of any building or structure which is visible from Mulholland Drive and which is located within 500 feet from the Mulholland Drive right-of-way, shall not exceed 40 feet as indicated on Figure A, but in no event shall any building or structure exceed a height that would cause such building or structure to penetrate the viewshed. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this paragraph by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

3. **Yard Requirements.** Notwithstanding Z.A.I. Case 1270, buildings and structures located on lots that abut the right-of-way and are 100 or more feet in depth shall be constructed with the following yards:

a. Front - There shall be a front yard of not less than 20% of the depth of the lot, but which need not exceed 40 feet.

b. Side - There shall be a side yard on each side of the main building of not less than 10% of the width of the lot, but which need not exceed 20 feet.

4. **Fences, Gates and Walls.** All fences, gates and walls visible from Mulholland Drive shall be constructed of the following materials: rough-cut, unfinished wood; native-type stone; split-face concrete block; textured plaster surface walls; black or dark green chain link or wrought iron; or a combination thereof.

5. **Drain Pipes** laid on the ground and visible from Mulholland Drive shall be black or earth tone brown.

6. **Utilities.** The Advisory Agency, where feasible, shall require that all utilities installed in connection with the development of new subdivisions be placed underground.

7. **Roofs.** All roofs visible from Mulholland Drive shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices.

Sec. 6. OUTER CORRIDOR REGULATIONS.

A. Uses. All projects visible from Mulholland Drive and located within the outer corridor shall conform to the following regulations:

1. Permitted Uses. The following uses shall be permitted subject to the following limitations: Any use permitted in the inner corridor is permitted in the outer corridor, except for those uses only permitted in the institutional use corridor. Provided, however, that one-family dwellings and related parking and accessory buildings shall conform to the requirements of Subsection D of this Section.

2. Commercial, low medium I residential and low medium II residential uses, provided that they are consistent with the applicable community plan.

3. Discretionary Uses. Discretionary uses permitted in the inner corridor are permitted in the outer corridor, except for those uses only permitted in the institutional use corridor.

4. Exempted Uses. All uses exempted in the inner corridor are exempted in the outer corridor.

5. Utility Related Structures. The provisions applicable to utility related structures in the inner corridor are applicable in the outer corridor.

B. Environmental Protection Measures. All the environmental protection measures required in the inner corridor are required in the outer corridor.

C. Grading.

1. No grading in excess of two cubic yards per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11. However, corrective grading as determined by the Department of Building and Safety is not to be included in this calculation. The Director may approve grading up to four cubic yards per four square feet of lot area per lot after making the following findings:

a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.

b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article I of Chapter IX of the Code.

c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.

d. The Department of Building and Safety has determined that grading will minimize erosion.

2. All graded slopes shall comply with the provisions in Section 10 of this Specific Plan.

D. Allowable Building Heights. The height of any building or structure visible from Mulholland Drive shall not exceed 40 feet as indicated on Figure B. For purposes of this Subsection, the measurement of height shall be as defined in Section 12.03 of the Code and shall be measured from existing natural or finished grade, whichever is lower. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of a building exceeds grade by more than 20 feet, a building or structure may exceed the height in number of feet prescribed in this Subsection by not more than 12 feet. However, no such additional height shall cause any portion of the building or structure to exceed a height of 40 feet, as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

Sec. 7. MULHOLLAND DRIVE AND RIGHT-OF-WAY REGULATIONS.

A. Changes and/or Improvements. No change or improvement may be made to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, without the prior approval of the City Council acting after receipt of the recommendation of the Director. After receipt of there commendation of the Board, the Director may recommend approval after making the following findings:

1. The project is required for public health and safety reasons.

2. The project does not obstruct a scenic feature or resource.

3. The project is compatible with the scenic parkway environment.

4. The project is not inconsistent with the purposes and objectives of the Specific Plan.

B. Alignment and Design. Any change or improvement to the alignment or design of the paved portion of Mulholland Drive or the right-of-way, except for resurfacing and street and utility maintenance, shall conform to the following standards:

1. Roadway Alignment. The paved portion of Mulholland Drive shall conform to its existing alignment from California State Highway Route 101 to the intersection of Topanga Canyon Boulevard, except as modified for safety reasons.

2. Right-of-Way Width. The width of the right-of-way shall conform to its existing approximately 100-foot wide corridor east from Laurel Canyon Boulevard to the Hollywood Freeway (Route 101), and to the approximately 200-foot wide corridor west of Laurel Canyon Boulevard to the City-County boundary.

3. Travel Lanes and Shoulders. Except as provided in subdivision 4 of this Subsection, Mulholland Drive shall consist of two travel lanes, one in each direction with a maximum width of 15 feet per lane and one or more shoulders, except for existing improvements between Topanga Canyon Boulevard and Saltillo Street, Encino Hills Drive and Corda Drive, and Beverly Glen Boulevard and Benedict Canyon Drive.

The shoulder shall be level with the roadway and shall serve as a bikeway. The shoulder shall be five feet wide, except that where a slope is required to be graded in order to provide the five foot shoulder, the shoulder may be less than five feet wide. The shoulder or shoulders shall be paved with asphalt or black concrete and shall be separated from the travel lanes by a solid lane stripe in accordance with the adopted standards of the Department of Transportation. If less than five feet is available on each side of the roadway for shoulders, only the uphill shoulder shall be paved. The shoulder or shoulders shall be marked "Bike Lane" and "No Parking" on the pavement by the Los Angeles Department of Transportation.

4. Turn Lanes.

a. Turn lanes shall not be permitted without the prior recommendation of the Director after receipt of the recommendation of the Board. The Director shall recommend approval of a turn lane where the Department of Transportation has determined that the turn lane is required to facilitate traffic movement and for safety reasons.

b. The turn lane shall be a maximum of 12 feet wide and the travel lane parallel to the turn lane shall be a maximum of 12 feet wide.

5. Speed Limit. To the extent permitted by state law, the posted speed limit for vehicles shall prohibit speeds in excess of 25 miles per hour.

6. Sidewalks, Curbs and Berms. No sidewalks or curbs shall be permitted. Only berms required for drainage control and/or erosion shall be permitted.

7. Median Strip. No median strip shall be constructed within the Mulholland Drive right-of-way.

8. Signs. The Department of Transportation shall post signs in the right-of-way indicating the location of the bikelane, core trail crossings, and the major vista points.

9. Plant Material. Existing fire resistant, native-type plants and trees shall be preserved and maintained to enhance the natural scenic character of the parkway. No oak trees shall be removed, cut down, or moved without the prior recommendation of the Director using the criteria set forth in Section 5 B 4 of this Specific Plan.

10. Existing Slopes. Existing slopes adjoining the roadway that show no signs of instability shall not be graded.

11. Rock Formations and Outcroppings. All natural rock formations and/or outcroppings, known or discovered during grading, should be preserved on-site and incorporated into the street design.

C. Access to Mulholland Drive.

1. Driveway Access. No driveway may intersect Mulholland Drive without the prior recommendation of the Director after receipt of the recommendation of the Board.

2. The Director may recommend approval of such driveway if the Director finds that none of the following alternatives are feasible:

a. Access from other existing ways or alleys;

b. Access from other potential public or private streets;

c. Access from an easement over an existing driveway on an adjacent property; or

d. Access from the shared use of existing driveway(s).

3. **Driveway Paving.** A driveway which intersects Mulholland Drive shall be paved. Gravel and similar loose materials shall be prohibited.

D. Lighting.

1. Sodium and mercury vapor lamps shall be prohibited.

2. Lighting standards within the right-of-way shall use cut-off type fixtures which focus the light directly onto the street and shoulders.

3. Lighting standards shall be located only in the immediate vicinity of major vista points and major intersections, except as provided in subdivision 5 of this Subsection.

4. The lamp shall cast a white light, similar to metal halide or incandescent lighting.

5. Where the Board of Public Works determines that a lighting standard is needed to improve parkway safety,

the location and design of said lighting standard shall have the prior recommendation of the Director after receipt of the recommendation of the Board. The Director may recommend approval of the location and design of a lighting standard after making the following findings:

a. The lighting standard does not obstruct a scenic feature or resource.

b. The lighting standard complements the views from Mulholland Drive.

c. The lighting fixture proposed to be used reduces the visual intrusion of lighting into the right-of-way.

6. Existing lighting standards located in the right-of-way between Corda Drive and Encino Hills Drive, between Beverly Glen Boulevard and Benedict Canyon Drive, between Skyline Drive and Laurel Pass Avenue, between Laurel Canyon Boulevard and Dona Pegita Drive, and at Woodcliff Road should be redesigned by the Department of Public Works to reduce the glare, and cut-off fixtures should be installed to focus the light directly onto Mulholland Drive and the shoulders.

E. Features.

1. All guard rails shall be constructed according to Bureau of Engineering standards and shall have a wood facing treated and finished to achieve a rustic and/or natural appearance.

2. All historic survey monuments set during the original survey for Mulholland Drive shall be preserved at their original location.

Sec. 8. CORE TRAIL.

A. The core trail design and location shall be approved by the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of the core trail upon making the following findings:

1. The design and location of the core trail is consistent with the provisions of this Section.

2. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.

3. The landscaping is designed to complement the view from Mulholland Drive and the right-of-way.

4. The landscaping is designed to promote safety and require a minimum of security measures.

5. The landscaping is consistent with Section 10 of this Specific Plan.

6. Any signs are designed to prevent vandalism and are placed so as to identify the location of the core trail.

B. Location. The core trail shall be a continuous trail within the right-of-way. It shall be constructed generally parallel to, but not within the shoulders, except where physical constraints necessitate development adjacent to Mulholland Drive.

C. Design. Where feasible, the core trail shall consist of two distinct, generally parallel pathways separated by vegetation, topography or other means. It shall not be paved with a hard surface. One pathway shall be designated for use by hikers and joggers and the other designated for use by equestrians.

D. Maintenance. The Department of Recreation and Parks shall be responsible for maintaining all landscaping along the core trail.

Sec. 9. MAJOR VISTA POINTS.

A. Location. Fourteen major vista points (MVP) are designated on maps 1B through 6B and listed below:

1. **Hollywood Bowl MVP** - (Olympics 1984 Overlook) (1 mile west of the Hollywood Freeway).

2. **Universal City MVP** (0.1 miles east of Torreyson Place).

3. **Fryman Canyon MVP**, (0.7 miles west of Laurel Canyon Boulevard).

4. **Summit MVP** (1.9 miles west of Laurel Canyon Boulevard).

5. **Deep Canyon MVP** (O.I miles east of Benedict Canyon Drive).

6. **Nicada MVP** (0.4 miles west of Beverly Glen Boulevard).

7. **The Grove MVP** (0.9 miles west of Sepulveda Boulevard).

8. **San Vicente Mountain Park MVP** (0.4 miles west of Mandeville extended).

9. **Topanga State Park MVP** (0.3 miles west of Reseda Boulevard extended).

10. **"A" MVP** (Between Reseda Boulevard extended and Vanalden Avenue extended).

11. **"B" MVP** (Between Reseda Boulevard extended and Vanalden Avenue extended).

12. **Corbin MVP** (0.25 miles west of Sepulveda Boulevard).

13. **"C" MVP** (West of Winnetka Avenue extended).

14. **"D" MVP** (West of Natoma Avenue extended).

B. Development. No new major vista point (nos. five through fourteen above) shall be constructed without the prior approval of the City Council acting after receipt of the recommendation of the City Planning Commission. After receipt of the recommendation of the Board, the City Planning Commission may recommend approval of the construction of a major vista point upon making the following findings:

1. The facilities and landscaping are designed to complement the view from Mulholland Drive and the right-of-way.

2. The facilities and landscaping are designed to require a low-level of maintenance.

3. The facilities and landscaping are designed to promote safety and require a minimum of security measures.

4. The parking facilities are adequate to accommodate public use.

5. Ingress and egress are designed to promote safety and minimize traffic congestion on Mulholland Drive.

6. The graded slopes have a natural appearance compatible with the Santa Monica Mountains.

7. The lighting is designed to minimize light and glare on Mulholland Drive and the right-of-way.

8. The landscaping is consistent with Section 10 of this Specific Plan.

9. Any signs are designed to prevent vandalism.

C. Maintenance. The Bureau of Street Maintenance of the Department of Public Works shall be responsible for maintaining the landscaping at all major vista points.

Sec. 10. LANDSCAPING.

A. Standards. Any public or private landscaping installed on or after the effective date of this Specific Plan shall conform to the following standards:

1. **Graded Slopes.** Graded slopes shall be landform graded in accordance with the provisions of the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code. Slopes which cannot be landform graded shall be landform planted in accordance with the provisions of the Landform Grading Manual. Landscaping shall be installed within six (6) months of the completion of any grading.

2. **Location.** Plant material in the inner corridor shall not obstruct the view from Mulholland Drive and the right-of-way.

3. **Type.** Landscaping shall predominantly consist of native-type fire resistant plant materials.

4. **Oak Trees.** Oak trees shall not be removed except as set forth in Sections 5 B 4 or 7 B 9 of this Specific Plan.

5. **Replacement Trees.** Native trees, including oak trees, which are removed shall be replaced with the same type of tree according to the following replacement schedule:

TYPE OF TREE	REPLACEMENT SIZE AND QUANTITY
Quercus agrifolia lobata, q. Virginiana	36-inch box (2 for 1 replacement)
All other.	15 gallon (2 for 1 replacement)

6. **Maintenance.** An automatic irrigation system shall be installed where necessary to sustain plants and trees and a fire resistant corridor.

B. Prohibited Plant Material. The following plant material shall not be planted in the scenic corridor parkway on or after the effective date of this Specific Plan.

PROHIBITED PLANT MATERIAL

Acacia decurrens (GREEN WATTLE)

Acacia melanoxylon (BLACKWOOD ACACIA)

Achillea millefolium (COMMON YARROW)

Ailanthus altissima (TREE-OF-HEAVEN)

Albizia distachya (PLUME ALBIZIA)

Atriplex semibaccata (AUSTRALIAN SALTBUSH)

Bamboo sp.

Brassica sp.

Calocedrus decurrens (INCENSE CEDAR)

Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)

Cirsium valgare and all other thistles

Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)

Cotoneaster lacteus

Cupressus sempervirens (ITALIAN CYPRESS)

Cytisus (BROOM)

Eucalyptus sp.

Hirschfeldia incana (WILD MUSTARD)

Lantana camara

PROHIBITED PLANT MATERIAL

Lobularia maritima (SWEET ALYSSUM)

Nicotiana glauca (TREE TOBACCO)

Oxalis pes-caprae (BERMUDA BUTTERCUP)

Palmae (PALM)

Pennisetum setaceum (FOUNTAIN GRASS)

Podocarpus

Rhus

Ricinus communis (CASTER BEAN)

Robinia pseudoacacia (BLACK LOCUST)

Schinus terebinthifolius (BRAZILIAN PEPPER)

Tamarix aphylla (ATHEL TREE)

C. **Landscape Plan.**

1. A landscape plan shall be submitted to the Board for review and recommendation.

2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

Sec. 11. DESIGN REVIEW PROCESS.

A. Jurisdiction. No permit for the use of land; building permit; grading permit; revocable permit to encroach; or B-permit; shall be issued for a project, until plans, elevations and/or other graphic representations of the project have been reviewed and approved by the Director acting on a recommendation of the Board, except that projects described in Sections 7, 8 and 9, including changes or improvements to the paved portion of Mulholland Drive; core trails and major vista points, shall be reviewed and approved in accordance with the provisions of Sections 7, 8 and 9 of this Specific Plan; and utility related structures shall be reviewed in accordance with the provisions in Section 5 A 5 of this Specific Plan.

B. Composition. The Board is hereby established, which shall consist of seven voting members. The members shall be appointed by the Councilmembers of the Council Districts which are included within the Specific Plan area. One member shall be appointed by each of these Councilmembers. Each of the appointees shall reside in that Councilmember's district and live preferably in the inner corridor. One member shall be appointed by the Mayor and one member shall be appointed by the Santa Monica Mountains Conservancy Board of Directors. At least one member shall be a licensed architect registered civil engineer, one a registered landscape architect, and one a geo-technical engineer or geologist. At least three members shall reside within the Specific Plan area, preferably in the inner corridor.

C. Quorum. All members of the Board shall be entitled to vote. Four members of the Board shall constitute a quorum for purposes of conducting a meeting. The decision of the Board shall be concurred in by at least four members.

D. Terms. The initial members of the Board appointed so that the terms of the appointees are staggered. Three members shall be appointed for a three-year term. Thereafter, the term of each member appointed to a full term shall be five years.

E. Vacancies. In the event a vacancy occurs during the term of a member of the Board, the same official or successor of the official who appointed the member shall make an interim appointment to fill the unexpired term of the member. Where the member is required to have special qualifications, the vacancy shall be filled by a person having such qualifications.

F. Authority and Duties. The Board shall advise the Director on aspects of exterior design; site layout; grading; driveway access; landscaping; and height, bulk, materials, textures and colors of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for a project to assure compliance with the criteria set forth in this Specific Plan.

The Board shall be prohibited from changing, altering, modifying or amending any final discretionary actions previously approved by the Los Angeles City Planning Commission, Los Angeles City Council or other discretionary decision making body.

However, with respect to development in the Specific Plan area and its consistency with this Specific Plan, the Board may advise the Advisory Agency on the layout and design of subdivisions, the City Planning Commission on zone changes and conditional uses, the Zoning Administrator on variances and conditional uses and the appropriate City decision-making body on any public project or discretionary action.

G. Fees. The application fees for processing a design review application shall be the same as established in Section 19.01 P of the Code for "Applications for Specific

Plan Design Review Approval," except as provided in Section 19.01 K 1 of the Code.

H. Design Guidelines. The Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations or clarifications of policies established by the Board. The guidelines shall not become effective until they are approved by the City Planning Commission. Copies of these guidelines shall be available from the Department of City Planning.

I. Procedure.

1. Applications. All applications for design review approval shall be submitted to the Office of General Planning of the City Planning Department on a form supplied by the Department. An application shall be deemed complete only if all the applicable items noted below are included with the application. Submittals shall not exceed 22" x 28" and shall be folded to fit into an 11" x 14" envelope.

a. Vicinity location map.

b. Site plan which includes 100 feet beyond the property lines.

c. Topographic map.

d. Grading plan.

e. Elevations of existing and proposed structures, and significant landscape elements;

f. Section(s) through the project. If the project is located in the inner corridor, the section(s) shall extend to Mulholland Drive.

g. Floor Plan.

h. Landscape plan. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

i. Photographs, taken on Mulholland Drive within the project's visibility arc. The visibility arc and the locations where the photographs were taken shall be indicated on a map. These photographs shall provide two or more views of the project site, existing improvements, views, and significant features.

j. Sign plan (where applicable).

k. Samples of exterior building materials and colors.

l. If applicable, a completed copy of the City's environmental assessment form and all environmental data considered by the City's Environmental Review Committee.

m. If applicable, completed copies of all required Planning Department discretionary action application forms and radius, parcel and/or tract map(s).

n. If applicable, copies of the biologist's report and covenant and agreement required pursuant to Section 5 B 2 a of this Specific Plan.

o. If applicable, a preliminary archaeological/ paleontological record search from the State Regional Archaeological Information Center (UCLA).

2. Board Action. The Director shall refer the application to the Board for its recommendation within 10 working days of the Department's acceptance of the completed application. The Board shall review the project and submit its findings to the Director within twenty (20) working days of such referral or within such additional time as is mutually agreed upon in writing between the applicant and the Board. These findings shall indicate a recommendation of approval, disapproval or conditional approval of the subject application.

Board meeting notices and agendas shall be posted 72 hours prior to all meetings. Board meeting minutes shall be available for public review within five working days of all meetings.

The Board shall use any applicable specific plans and/or adopted design guidelines which pertain to the area in which the project is located in evaluating the project. Additionally, the Board shall consider compliance with the following criteria:

a. Whether the proposed project conforms to all provisions contained within the Specific Plan and any applicable specific plans or design guidelines.

b. Whether the grading and/or the location of the project are designed so as to minimize the impact on visibility from Mulholland Drive and the right-of-way.

c. Whether all proposed buildings, structures and recreational facilities are located so as not to obstruct a scenic feature or resource.

d. Whether all proposed buildings, structures and recreational facilities are designed to complement the views from Mulholland Drive and are compatible with the parkway environment.

e. Whether the proposed buildings and structures are compatible with the surrounding buildings and parkway environment in terms of design, massing, height, materials, colors (subdued tones, natural materials and non-reflective materials and finishes shall be encouraged) and setbacks.

f. Whether the landscape design has a variety and quantity of native-type, fire-resistant plant materials throughout the project which are compatible with the scenic parkway.

g. Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.

h. Whether the grading is designed so as to create slopes with a natural appearance compatible with the characteristics of the Santa Monica Mountains.

i. Whether the site layout is designed so as to require a minimum of grading and retaining walls and protects prominent ridges, streams and environmentally sensitive areas.

j. Whether driveway access to Mulholland Drive is designed so as to require a minimum of grading and retaining walls.

k. Whether the lighting is designed so as to reduce the visual intrusion of light onto Mulholland Drive and the right-of-way.

l. Whether proposed major vista points, core trails and projects near parklands conform to all provisions in the Specific Plan.

3. Director's Determination. The Director, within 10 working days following receipt of the Board's recommendation, shall approve, disapprove, or modify the Board's recommendation. In the event the Director's determination differs from that of the Board, the Director shall make written findings supporting the determination. The Director shall forward a copy of the determination to the applicant, the Board, the Advisory Agency (if applicable), the Department of Building and Safety and the appropriate Council office.

J. Transfer of Jurisdiction. In the event the Board fails to act on an application within the time limit specified in this Specific Plan, the applicant may file a request for a transfer of jurisdiction to the Director for a determination of the original application. If such a request is filed, the Board shall lose jurisdiction. Such request shall be filed in the Office of General Planning of the City Planning Department. Thereupon, the request and the Board's files shall be transmitted to the Director, who shall make a decision within 20 working days of receipt of the Board's file.

K. Exemptions.

1. Criteria. An exemption from compliance with this Section shall be granted by the Director for a project which conforms to any of the criteria listed below:

a. The applicant is restoring a nonconforming building or structure pursuant to Section 12.23.A.4 of the Los Angeles Municipal Code.

b. The project consists of remodeling or repair of a single-family dwelling and/or accessory structures which conform to all of the following:

i. Color, materials and design of exterior changes, including landscaping, are consistent with the intent and provisions of this Specific Plan.

ii. The total cumulative floor area of all additions does not exceed 900 square feet.

iii. The building height does not exceed the standards set forth in this Specific Plan.

iv. The project involves no change of access onto the right-of-way.

v. The project is not on a prominent ridge and/or does not break an existing skyline.

vi. The project is not located on a lot which contains a stream.

vii. The project does not propose grading.

2. Procedure. Applicants seeking an exemption to the design review process shall submit a completed design review exemption application form to the Office of General Planning of the City Planning Department. If the proposed project conforms to the criteria set forth above, the Director shall grant an exemption within 10 working days of the receipt of the application.

L. Appeals. Any applicant, City Council member, the Mayor, or any other interested person who is adversely affected by the Director's determination or action made pursuant to this Specific Plan, may appeal the Director's determination or action to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals shall be made within 15 days after the date of mailing of the Director's determination or action or the City Planning Commission's determination if appealed to the City Council, in accordance with the procedures prescribed for Tentative Maps in Section 17.06 of the Code.

Fees for filing an appeal by the applicant, shall be the same as those for an appeal from a decision on an application for specific plan design review approval as set forth in Section

l9.01 P of the Code, except as provided in Section l9.01 K l of the Code. Fees for appeals by a person other than the applicant shall be the same as those provided in Section 19.01 K 2 of the Los Angeles Municipal Code.

M. Additional Review and Approval of Revised Project.

Following the approval of a design review application, no change shall be made to any portion of a plan reviewed and approved by the Director, or City Planning Commission, or City Council, without additional review and approval of the Director acting on a recommendation of the Board.

Sec. 12. SEVERABILITY.

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision application, and to this end the provisions and clauses of this ordinance are declared to be severable.

MULHOLLAND SCENIC PARKWAY
ORDINANCE 167,943
EFFECTIVE JUNE 29, 1992

ADMINISTRATIVE RESPONSIBILITIES

Applicant

- Applicant must file an application for Design Review for any project visible from Mulholland Drive and/or which does meet the exemption provision of the Specific Plan

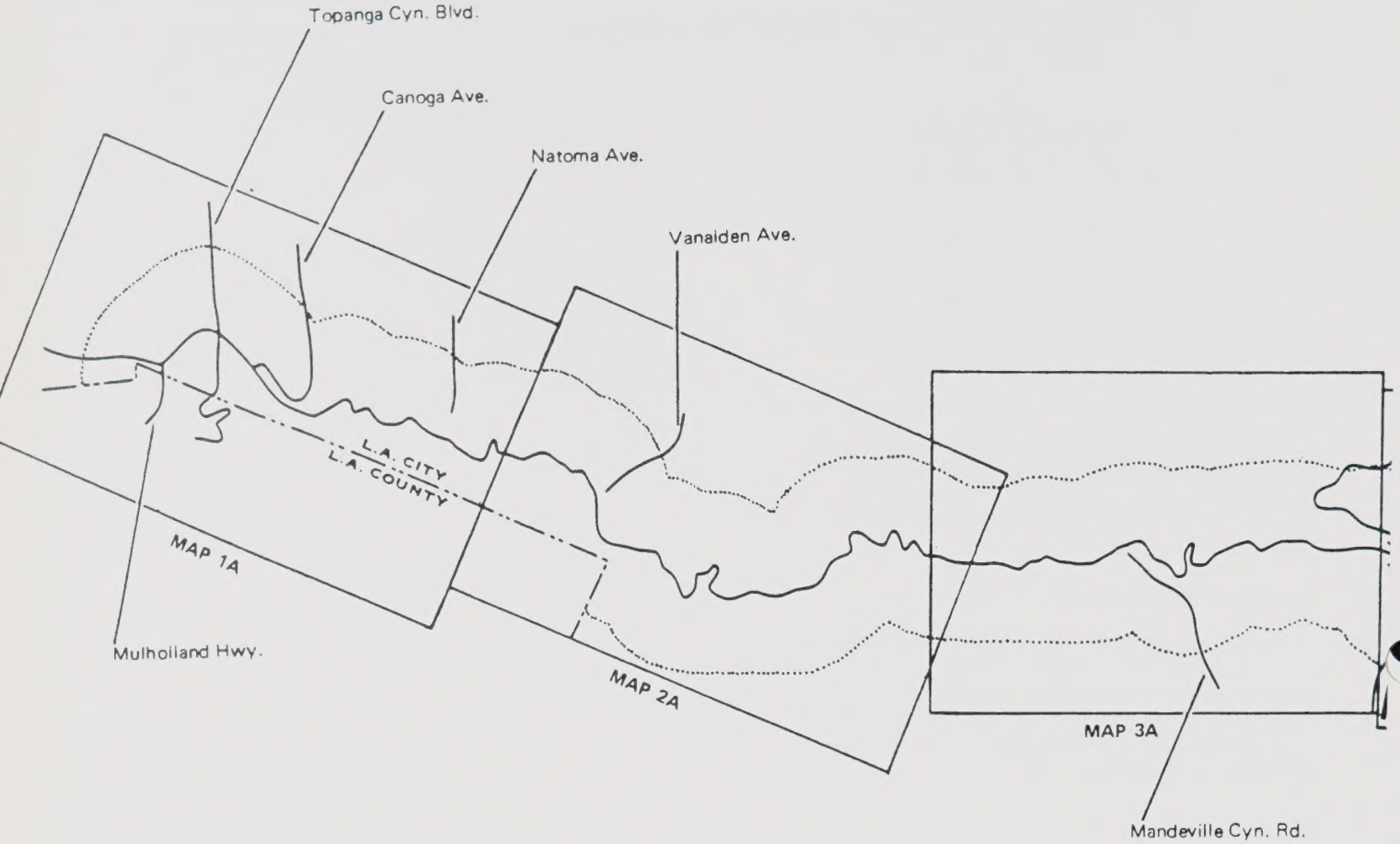
- Upon receipt of the Director of Planning's determination regarding a project, the applicant or other interested parties may appeal the decision to the City Planning Commission and further appeal the matter to the City Council. Such appeals must be made within 15 days after the date of the mailing of the Director's Determination.

Design Review Board

- The Mulholland Scenic Parkway Design Review Board, upon receipt of the project application will take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning.

Department of City Planning

- The Director of Planning, upon receipt of the Mulholland Scenic Parkway Design Review Board's Action on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety.



MULHOLLAND SCENIC PARKWAY

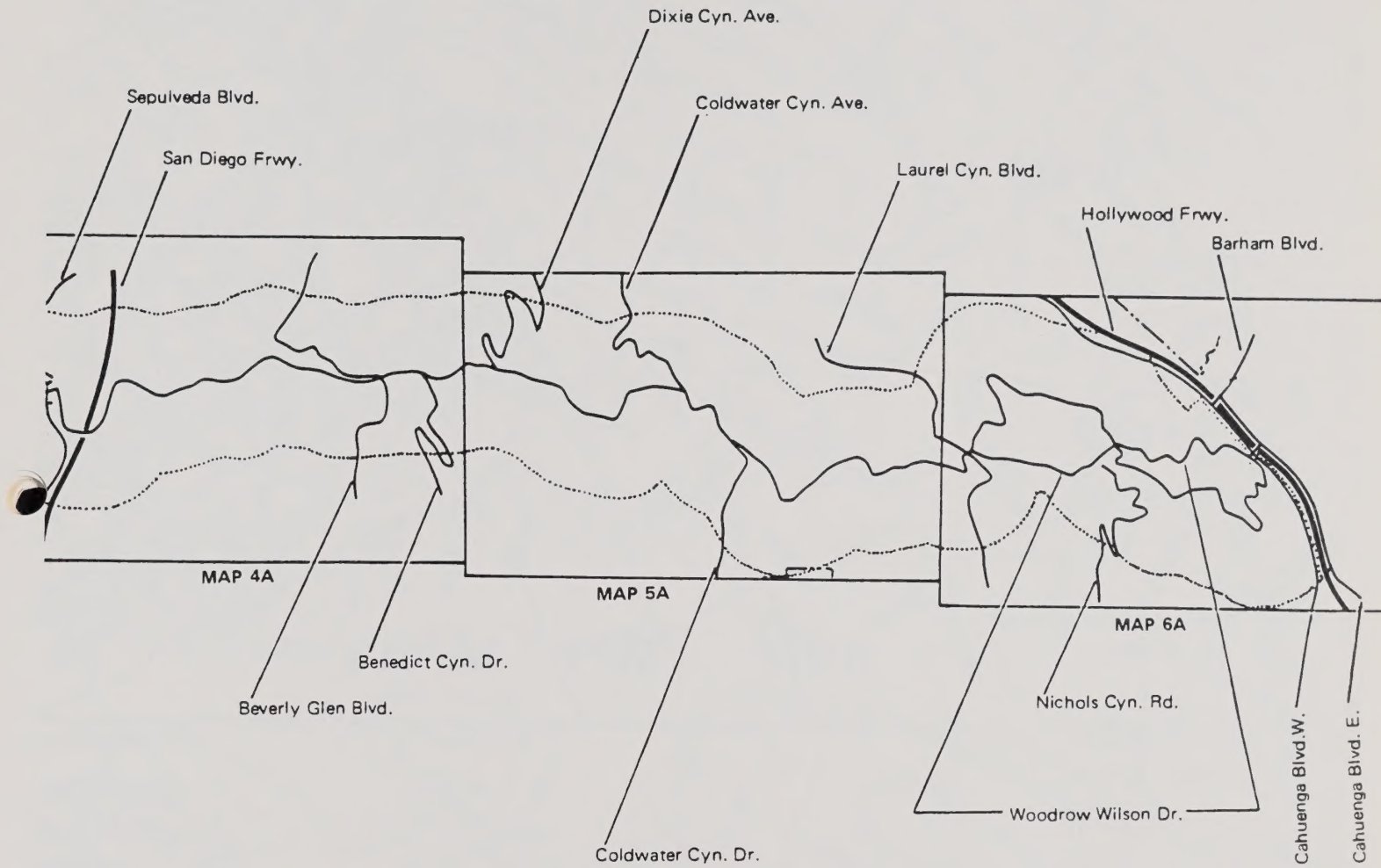
SPECIFIC PLAN

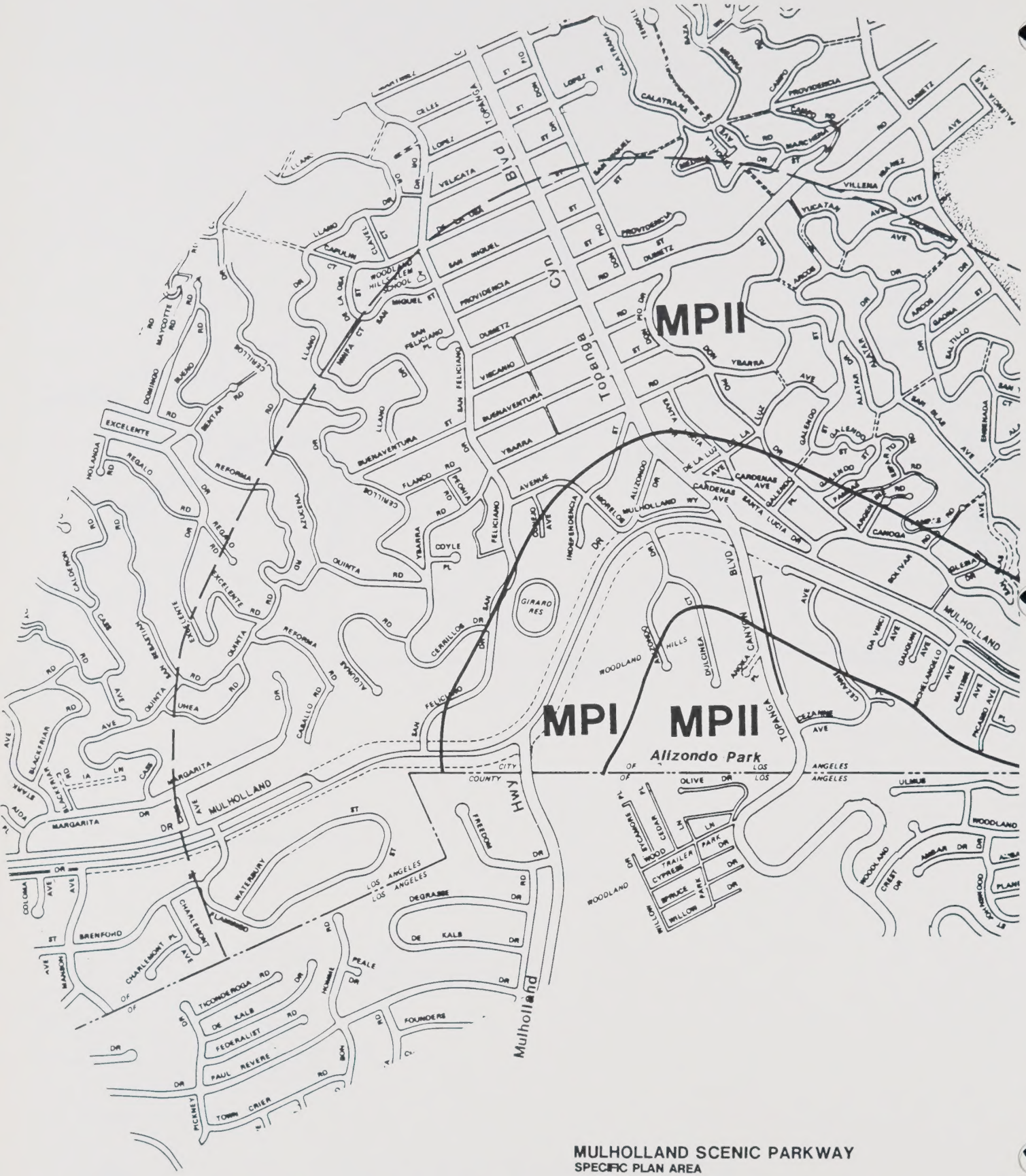
SPECIFIC PLAN AREA

BOUNDARY DEFINITION MAP SERIES KEY

"A" Series delineates Overlay Zone Boundaries

"B" Series illustrates approximate location of Recreational Features


Dixie Cyn. Ave.
Sepulveda Blvd.
Coldwater Cyn. Ave.
San Diego Frwy.
Laurel Cyn. Blvd.
Hollywood Frwy.
Barham Blvd.
MAP 4A
MAP 5A
MAP 6A
Benedict Cyn. Dr.
Beverly Glen Blvd.
Nichols Cyn. Rd.
Cahuenga Blvd.W.
Cahuenga Blvd. E.
Woodrow Wilson Dr.
Coldwater Cyn. Dr.



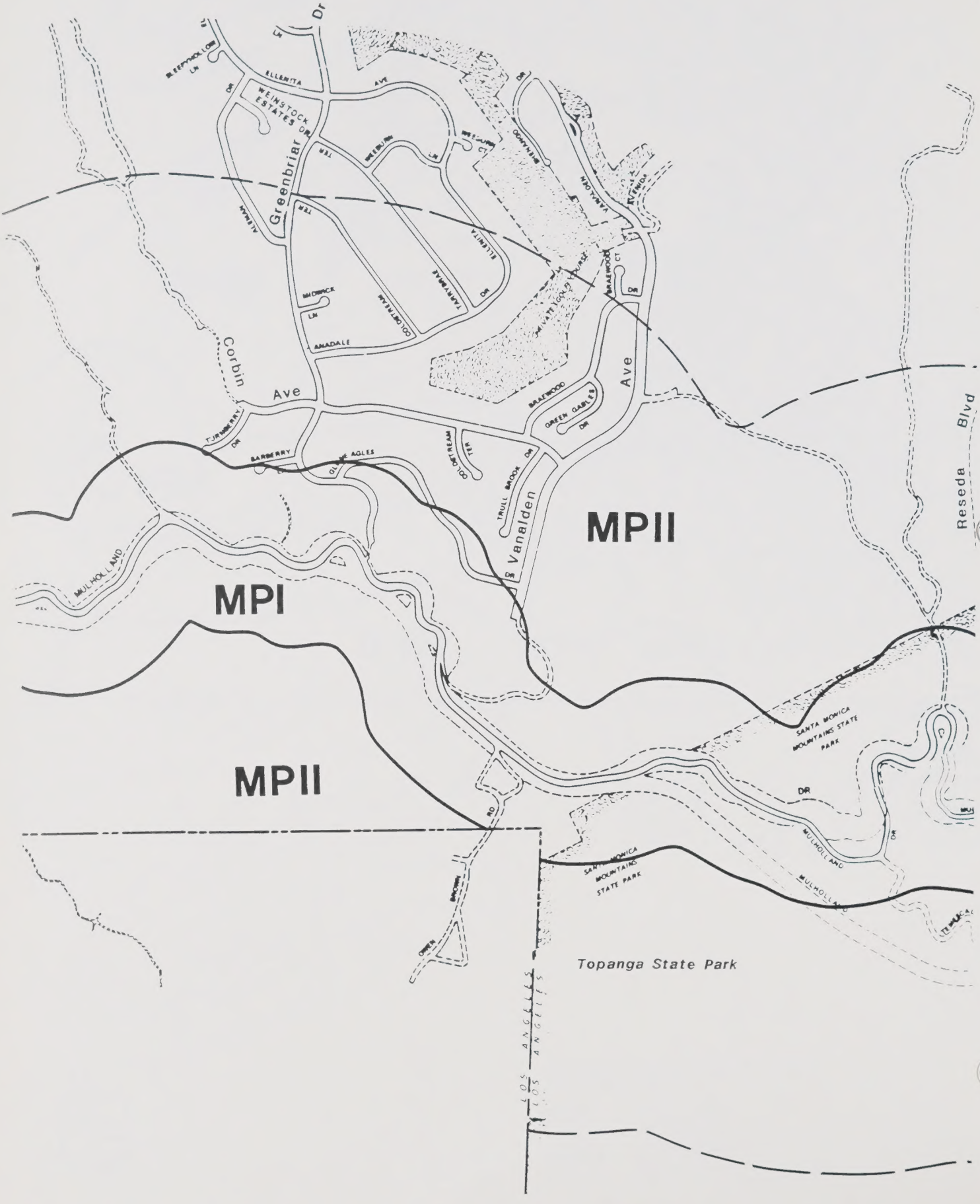
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA

MPI INNER CORRIDOR
Overlay Zone
500' from Right of Way

MPII OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way

MPII
MPI
MPII
Outer Corridor
Inner Corridor
Outer Corridor
Natoma Ave
CHAPTER DR
CHAU MONT RD
HOWARD COURT
DRAWWOOD
WINNETKA
WOODLAND HILLS COUNTRY CLUB
SERRANO PARK
DANZA ST
MEDAL
SARDINERA
MORRO DR
ABALAR ST
PILAR RD
PUENTE
MORRO
RHOE ST
CAMPANA RD
TOPOCHICO
ELEVAR
CAMELLO RD
CALIMALI
GORGONIA
PRADA RD
ENRIQUE ST
ALMAZAN
NARANJA RD
EMPIS ST
RAVANA RD
CASA BLANCA RD
MULHOLLAND
Canoga Ave
CASTILLO
LAJE
GOLONDRINA
ENRAMADA
TOPACOM
CANOGA
CACHALOTE
ERDORADO
CALIZA
MONET AVE
CREST DR
CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
SANTA MARIA

MAP 1A


Greenbriar
Corbin Ave
Ave
Reseda Blvd
MPII
MPI
MPII
Topanga State Park
SANTA MONICA MOUNTAINS STATE PARK
SANTA MONICA MOUNTAINS STATE PARK
MULHOLLAND
MULHOLLAND
MULHOLLAND
LOS ANGELES
LOS ANGELES
ELLENITA
WEINSTOCK ESTATES
AMADALE
BARBERRY
GLENOAKE
GOLDSTREAM
TRULL BROOK
BRAEWOOD
GREEN GABLES
VANALDEN
BROWN
OPEN

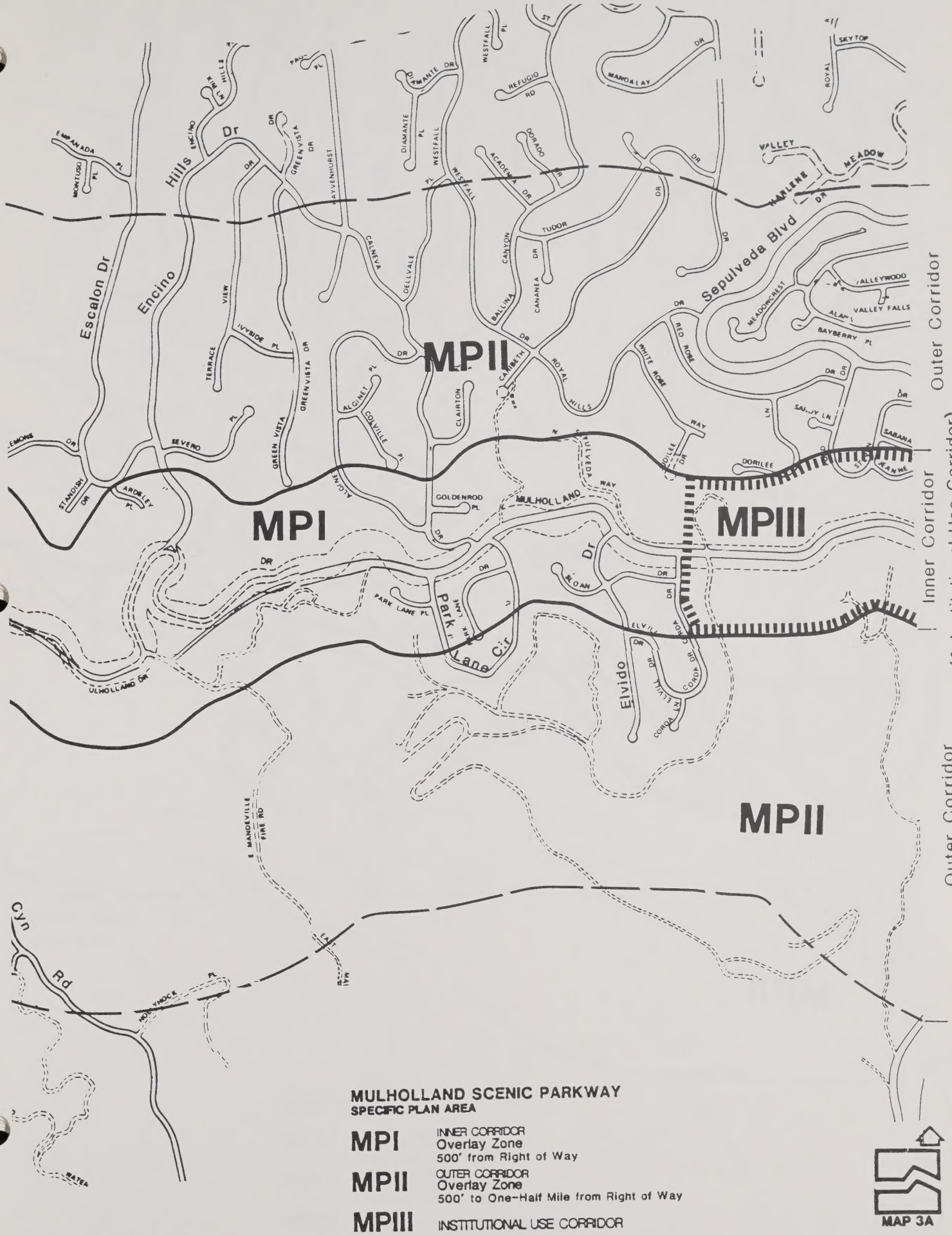
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA

MPI INNER CORRIDOR
Overlay Zone
500' from Right of Way

MPII OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way

MAP 2A

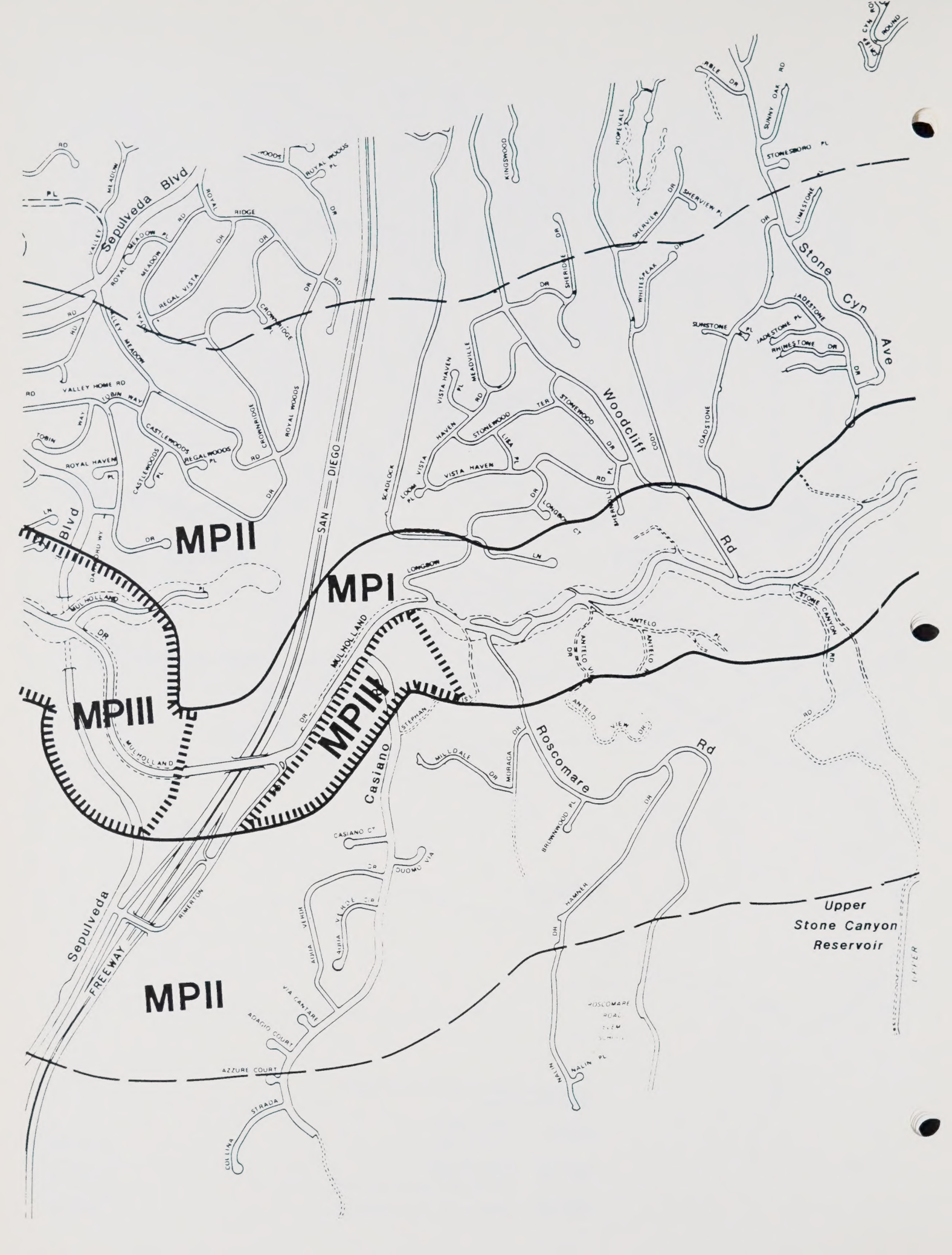
MPII
MPI
MPII
MULHOLLAND
MULHOLLAND
DR
CITY PARK
CITY PARK
CITY PARK
CITY PARK
CITY PARK
SAN VICENTE MTN PARK
Mandeville
SHERRY LANE
SKY VALLEY
ZELZAH AVE
ROLLING HILLS RD
LINDA
FARMERS
WATER & POWER
POLE

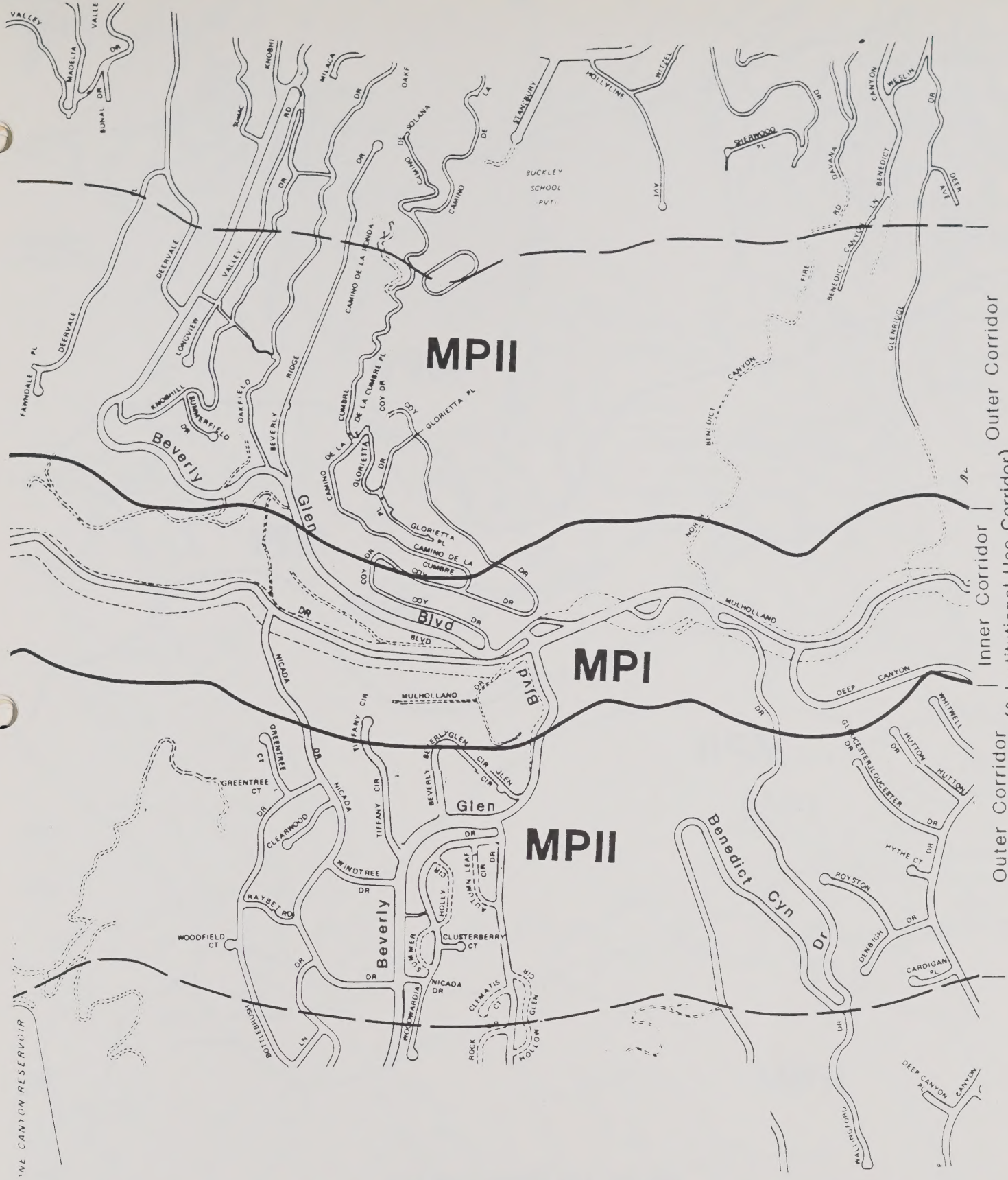


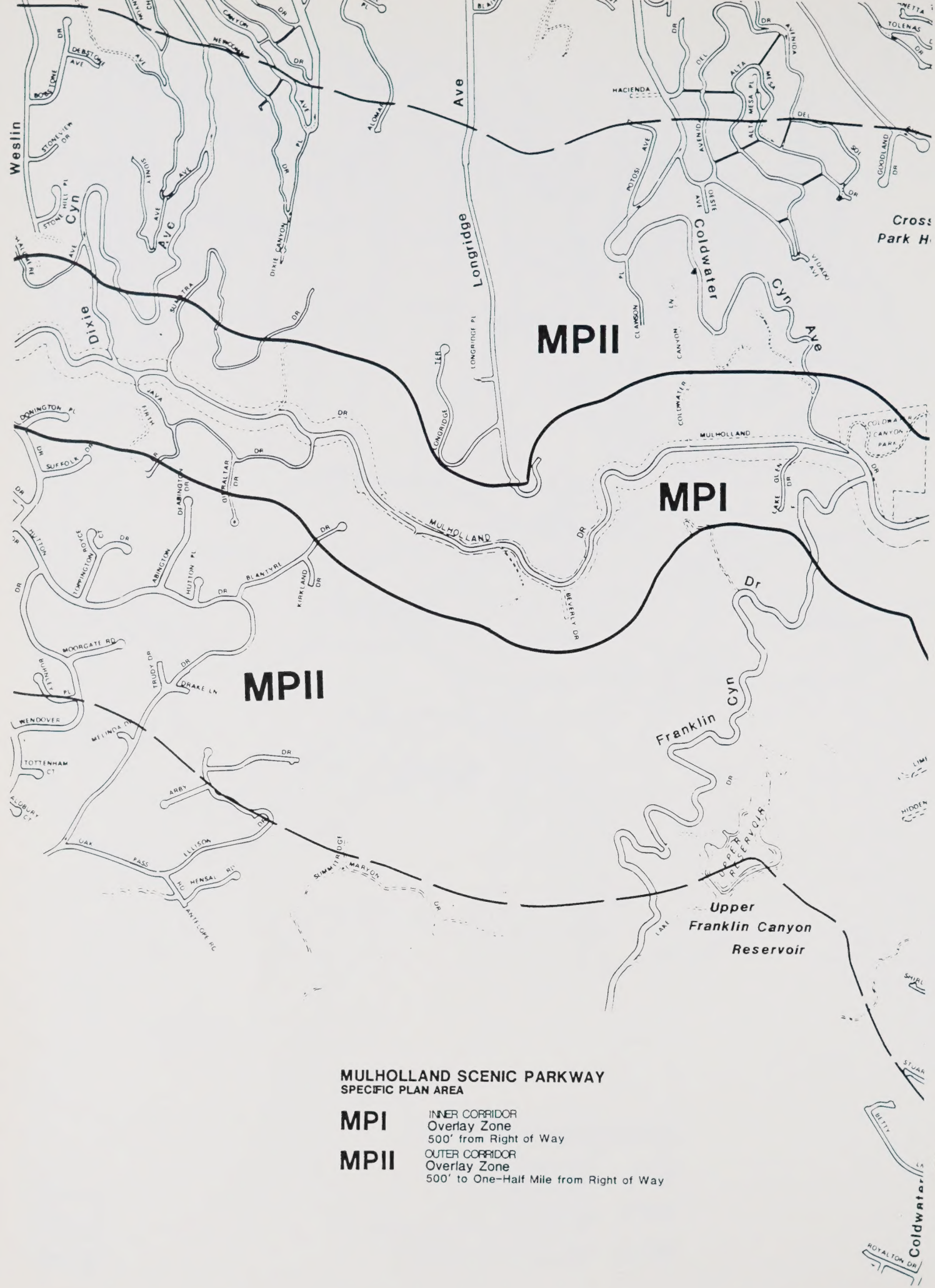
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA

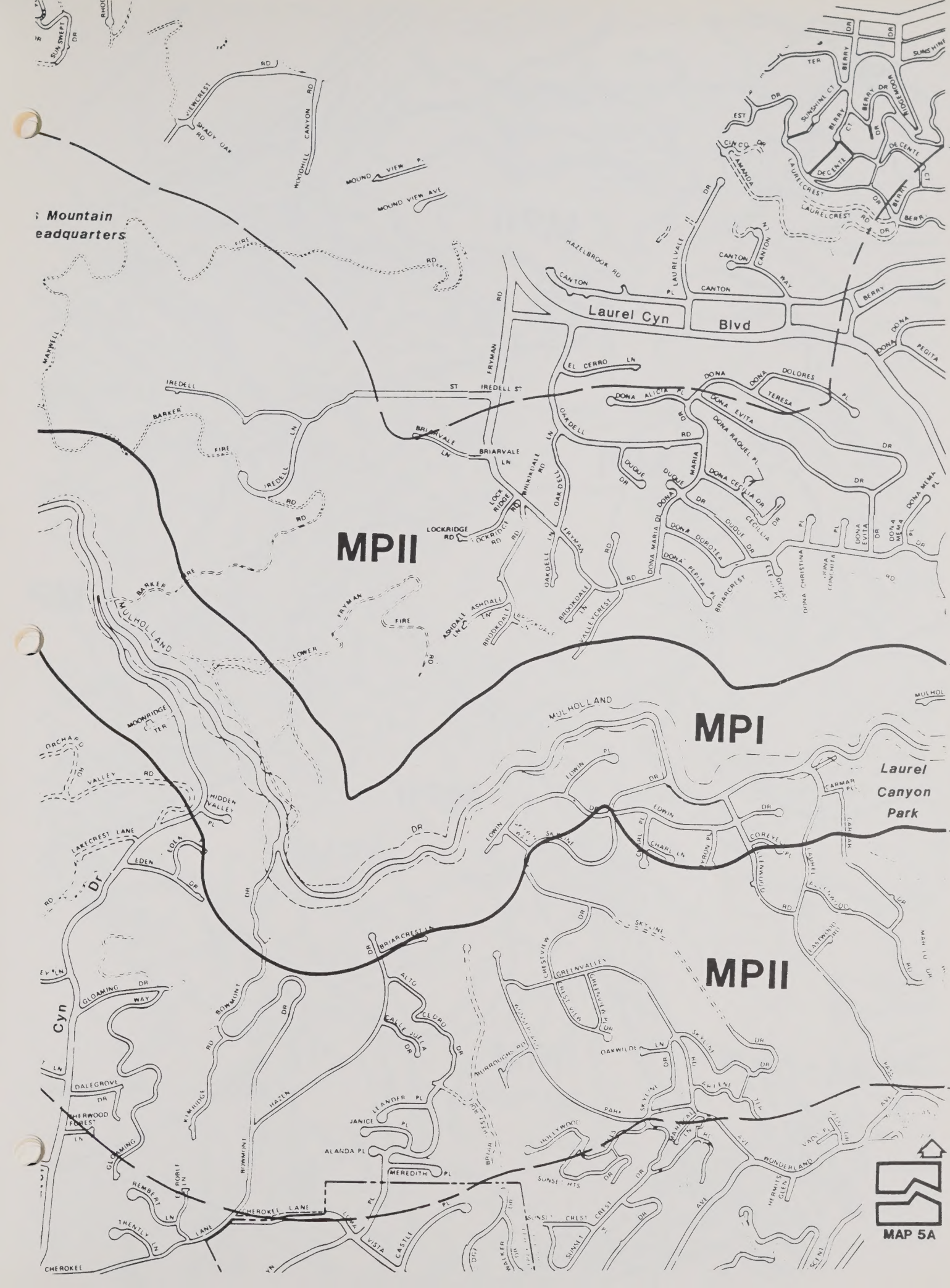
MPI	INNER CORRIDOR Overlay Zone 500' from Right of Way
MPII	OUTER CORRIDOR Overlay Zone 500' to One-Half Mile from Right of Way
MPIII	INSTITUTIONAL USE CORRIDOR

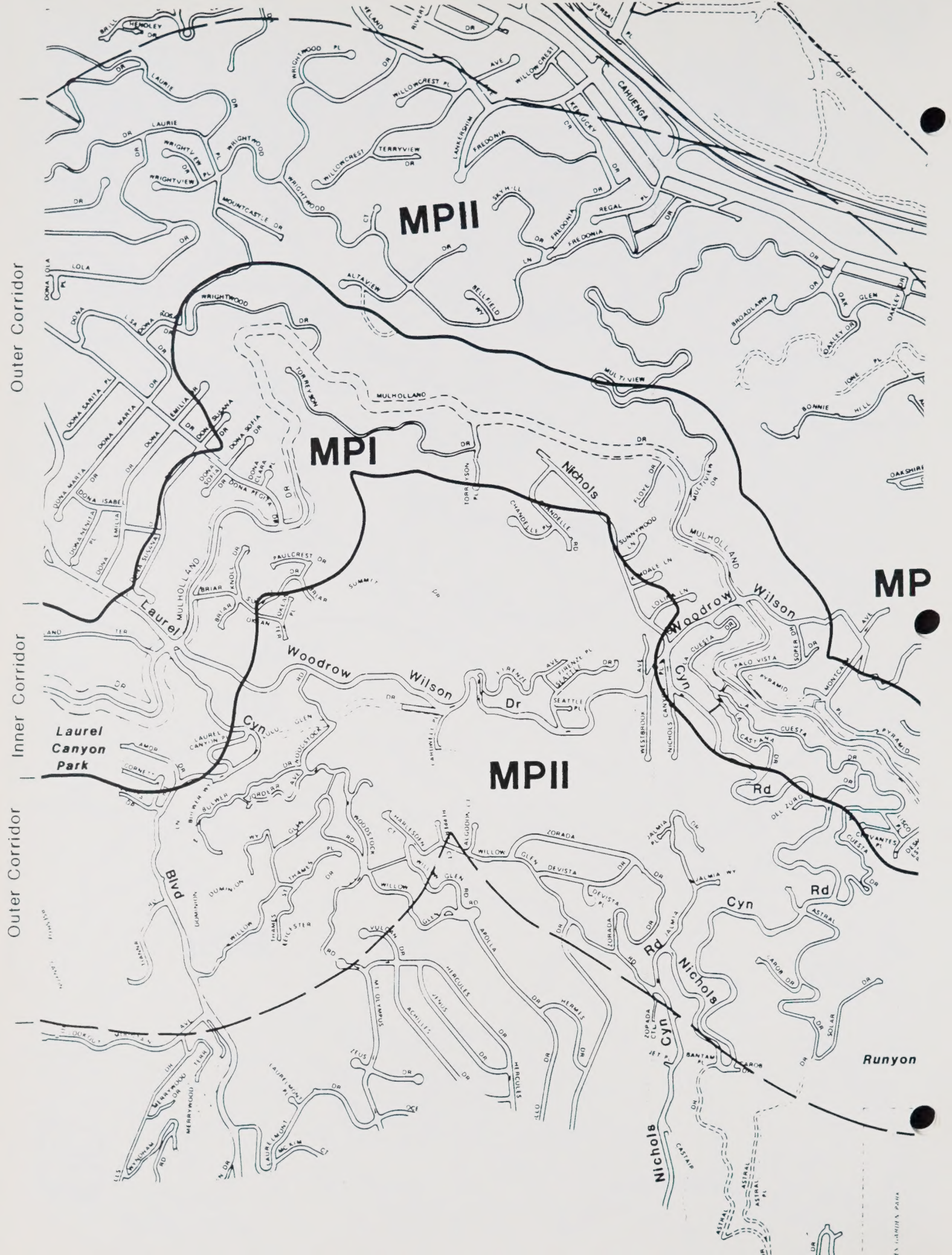
MAP 3A

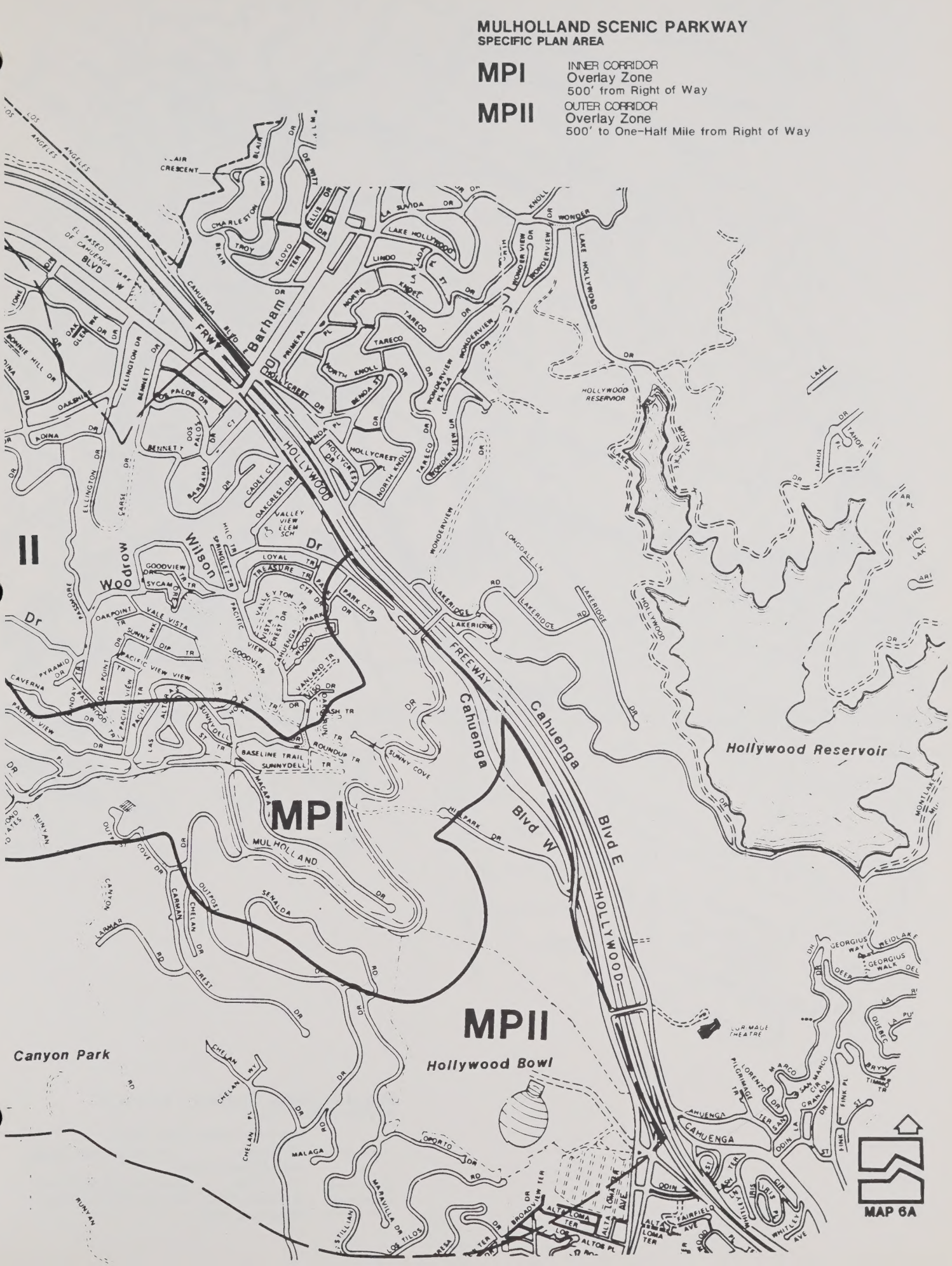

MPII
MPI
MPIII
MPIII
MPII
Sepulveda Blvd
Sepulveda FREEWAY
SAN DIEGO
Woodcliff
Stone Cyn Ave
Roscomare Rd
Casiano
Upper Stone Canyon Reservoir
VALLEY MEADOW RD
ROYAL MEADOW PL
ROYAL RIDGE
REGAL VISTA DR
CROWNRIDGE PL
ROYAL WOODS DR
VALLEY HOME RD
LUBIN WAY
TOBIN WAY
ROYAL HAVEN PL
CASTLEWOODS PL
REGALWOODS PL
CROWNRIDGE RD
MULHOLLAND DR
MULHOLLAND PL
MULHOLLAND LN
MULHOLLAND HWY
VISTA HAVEN PL
MEADVILLE RD
STONEWOOD TER
LIKA PL
LOOM PL
LONGBOW DR
LONGBOW CT
LONGBOW LN
KINGSWOOD
SHERIDAN DR
HOPEVALE
SHERVIEW DR
SHERVIEW PL
WHITESPEAK DR
ABLE DR
SUNNY OAK RD
STONESBORO PL
LIMESTONE DR
SUNSTONE PL
JADESTONE PL
RIMSTONE DR
LOADSTONE
ANTELO PL
ANTELO VIEW DR
STONE CANYON RD
STEPMAN
MILLDALE DR
MURAGA DR
BRIARWOOD PL
CASIANO CT
DUOMO VIA
RIMERTON
HAWNEN DR
NALIN PL
VIA CANTARE
AGAGIO COURT
AZZURE COURT
STRADA
COLLINA


MPII
MPI
MPII
Outer Corridor | Inner Corridor | Outer Corridor
(& Institutional Use Corridor)
Beverly Glen Blvd
Benedict Cyn Dr
MULHOLLAND
BUCKLEY SCHOOL PVT
DEERVALE
LONGVIEW
VALLEY
OAKFIELD
RIDGE
CAMINO DE LA CUMBRE
GLORIETTA PL
COY DR
NICADA DR
TIFFANY CIR
BEVERLY GLEN CIR
GREENTREE CT
CLEARWOOD DR
WINDTREE DR
RAYBERT RD
WOODFIELD CT
CLUSTERBERRY CT
NICADA DR
ROSEMARIE LN
CLEMATIS CT
ROCK HOLLOW GLEN
DEEP CANYON
BENEDICT CANYON
GLENRIDGE
ROYSTON DR
GLENBIGH DR
CARDIGAN PL
HYTHE CT
GLOUCESTER/LOUCESTER DR
HUTTON DR
WHITWELL
DEEP CANYON PL
WALNUTHILL
STANLEY HILLS DR
SKEARMOOD PL
MULHOLLAND DR
DEER AVE
FIRE RD
NORTH
SUNNYFIELD DR
KNOBHILL DR
FARNDALE PL
MADELIA DR
BUNAL DR
VALLEY CIR
MILACA DR
OAKF
LA DE
CAMINO DE SOLANA
HOLLYLINE
MILFEL
JAV
GAVAAN
CANYON
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
MPI INNER CORRIDOR
Overlay Zone
500' from Right of Way
MPII OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way
MPIII INSTITUTIONAL USE CORRIDOR
MAP 4A


MPII
MPI
MPII
Upper
Franklin Canyon
Reservoir
Weslin
Longridge
Coldwater Cyn Ave
Dixie
Franklin Cyn
Dr
Ave
MULHOLLAND
DR
HACIENDA
DIXIE CANYON
ABBY
ELLISON
DRAKE LN
MOORGATE RD
TOTTENHAM CT
WENDOVER
BLANTYRE
KIRKLAND
ABINGTON
HUTTON PL
GIBRALTAR
SUFFOLK
DONINGTON PL
JAVA
SUMMITRIDGE
OAK PASS
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
MPI INNER CORRIDOR
Overlay Zone
500' from Right of Way
MPII OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way

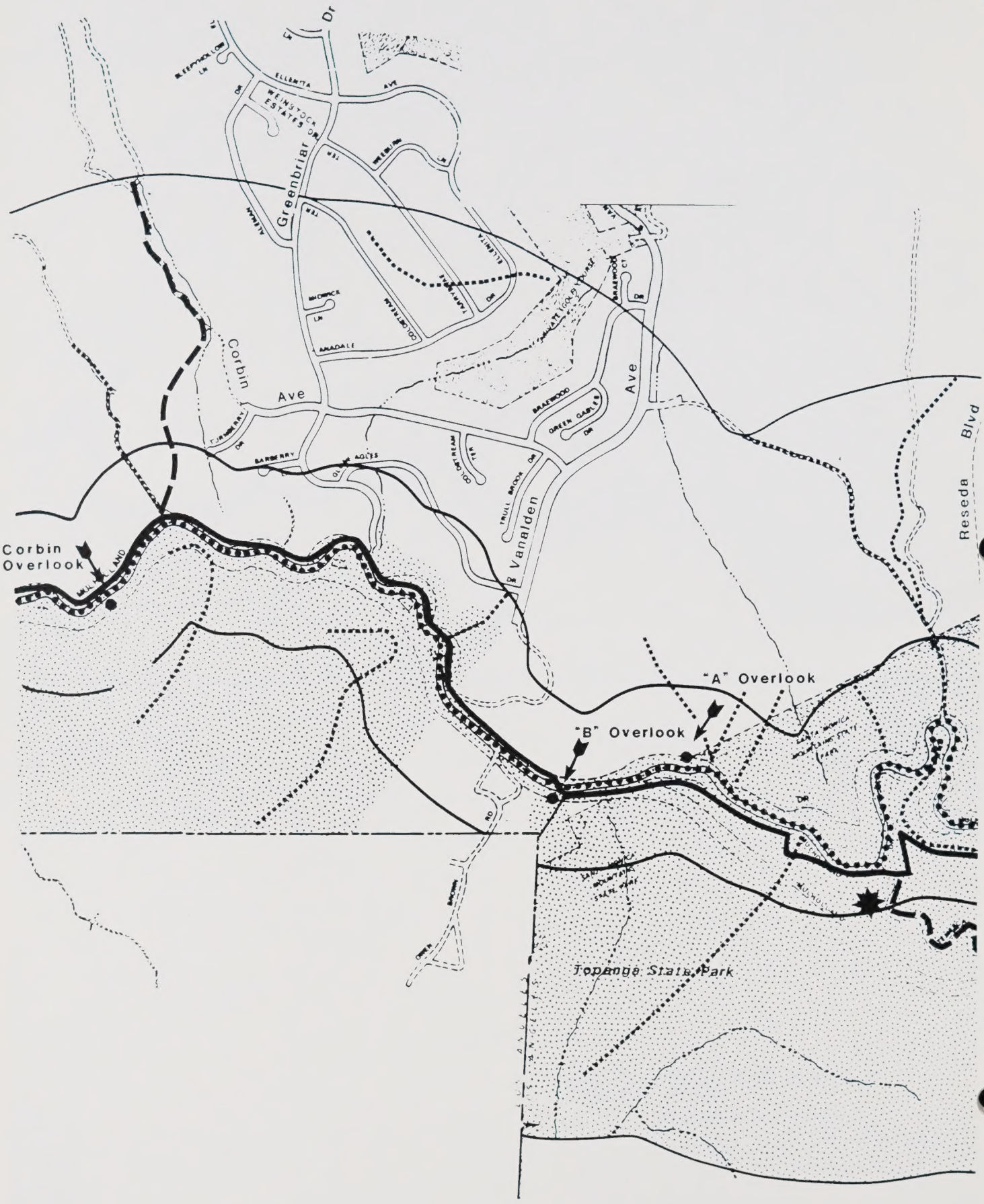

Mountain
eadquarters
MPII
MPI
MPII
Laurel Cyn Blvd
Laurel Canyon Park
Outer Corridor
Inner Corridor
Outer Corridor
MAP 5A

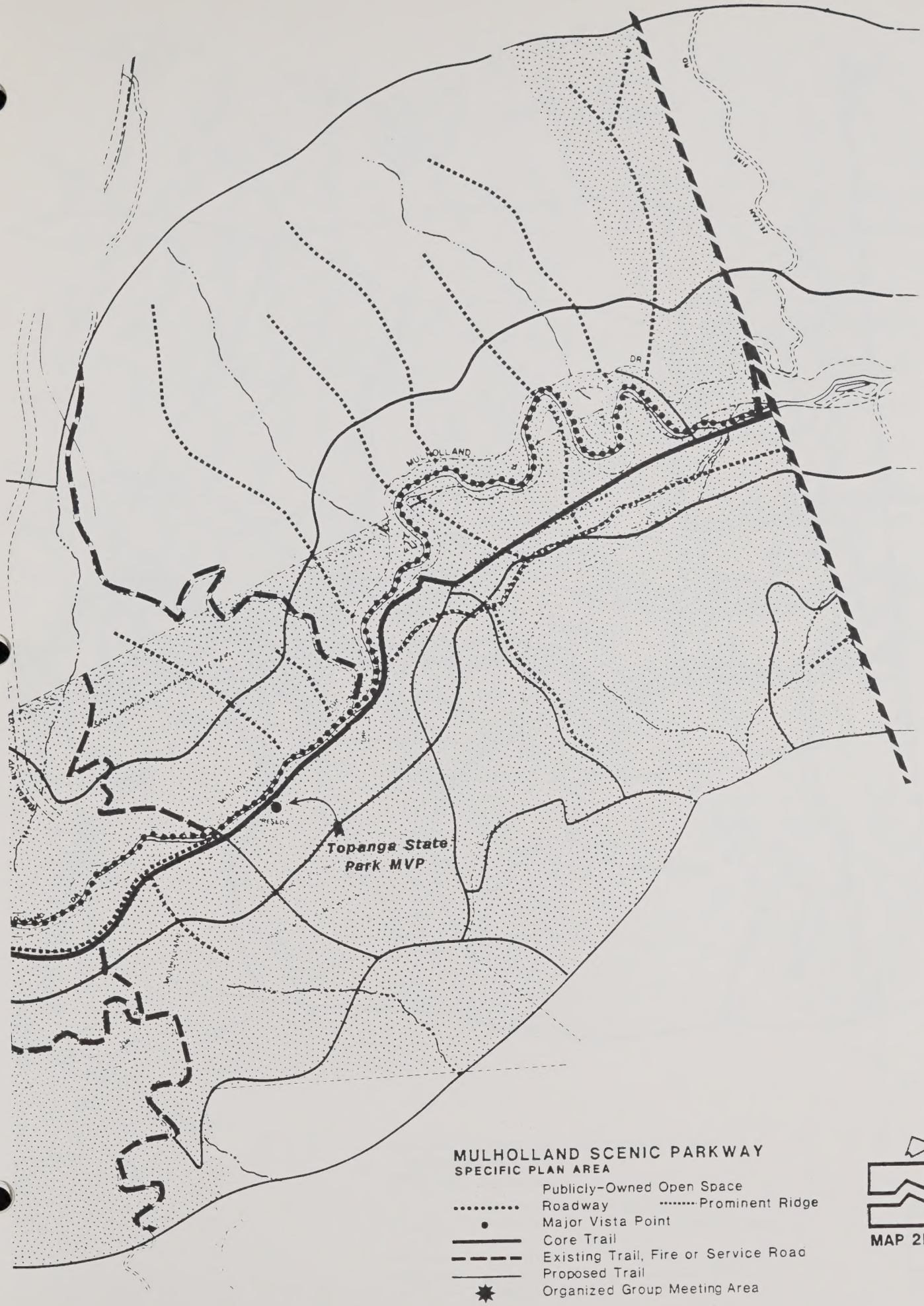

Outer Corridor
Inner Corridor
Outer Corridor
MPII
MPI
MPII
MP
Laurel Canyon Park
Runyon
Laurel
Woodrow Wilson Dr
Nichols Cyn Rd
Cahuenga
Mulholland
Nichols Cyn Rd
Blvd

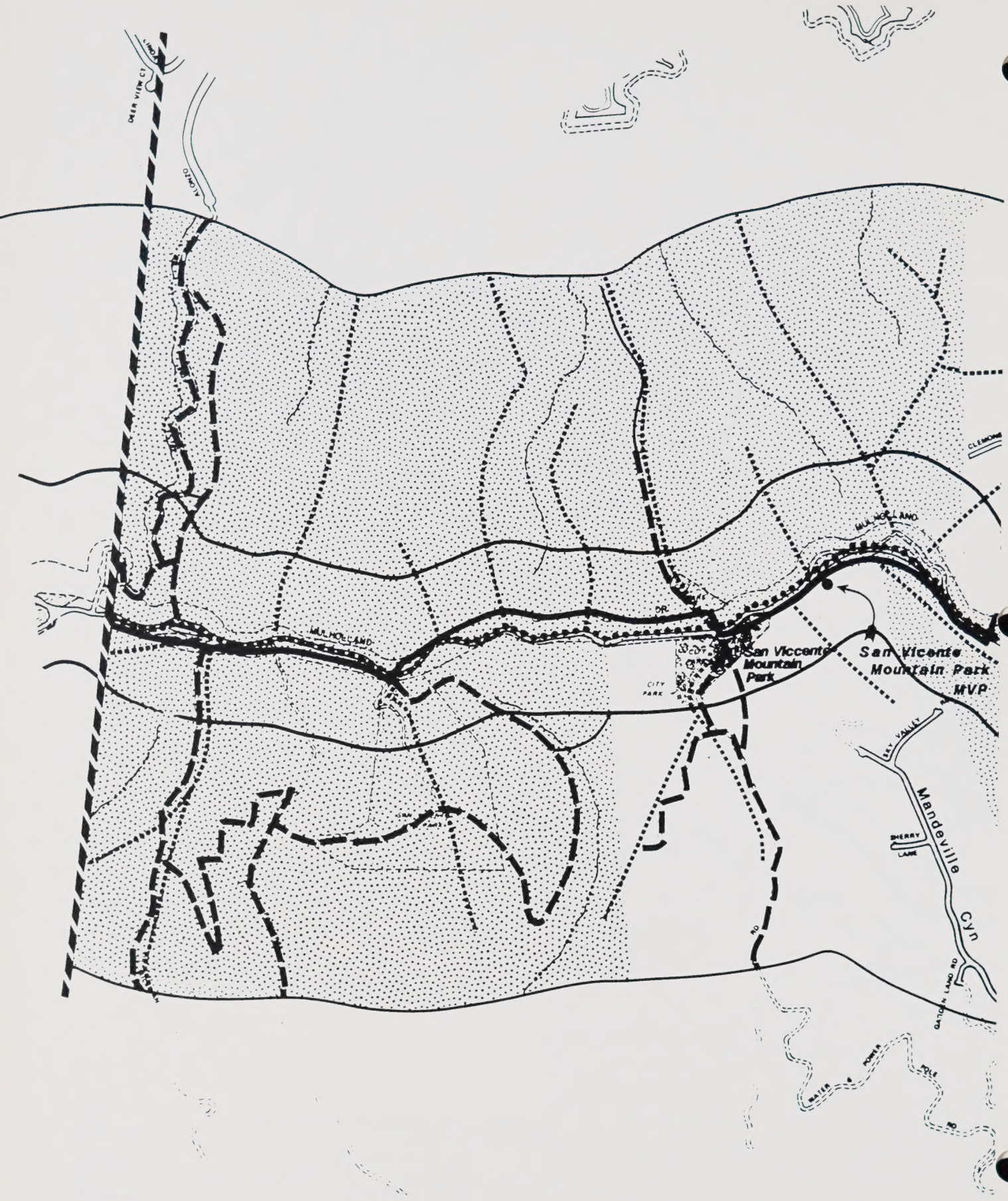

MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
MPI
INNER CORRIDOR
Overlay Zone
500' from Right of Way
MPII
OUTER CORRIDOR
Overlay Zone
500' to One-Half Mile from Right of Way
MPI
MPII
Hollywood Reservoir
Hollywood Bowl
Canyon Park
Cahuenga Blvd W
Cahuenga Blvd E
HOLLYWOOD FREEWAY
Barham
Wilson
Woodrow Wilson Dr
MULHOLLAND DR
CAHUENGA
MAP 6A

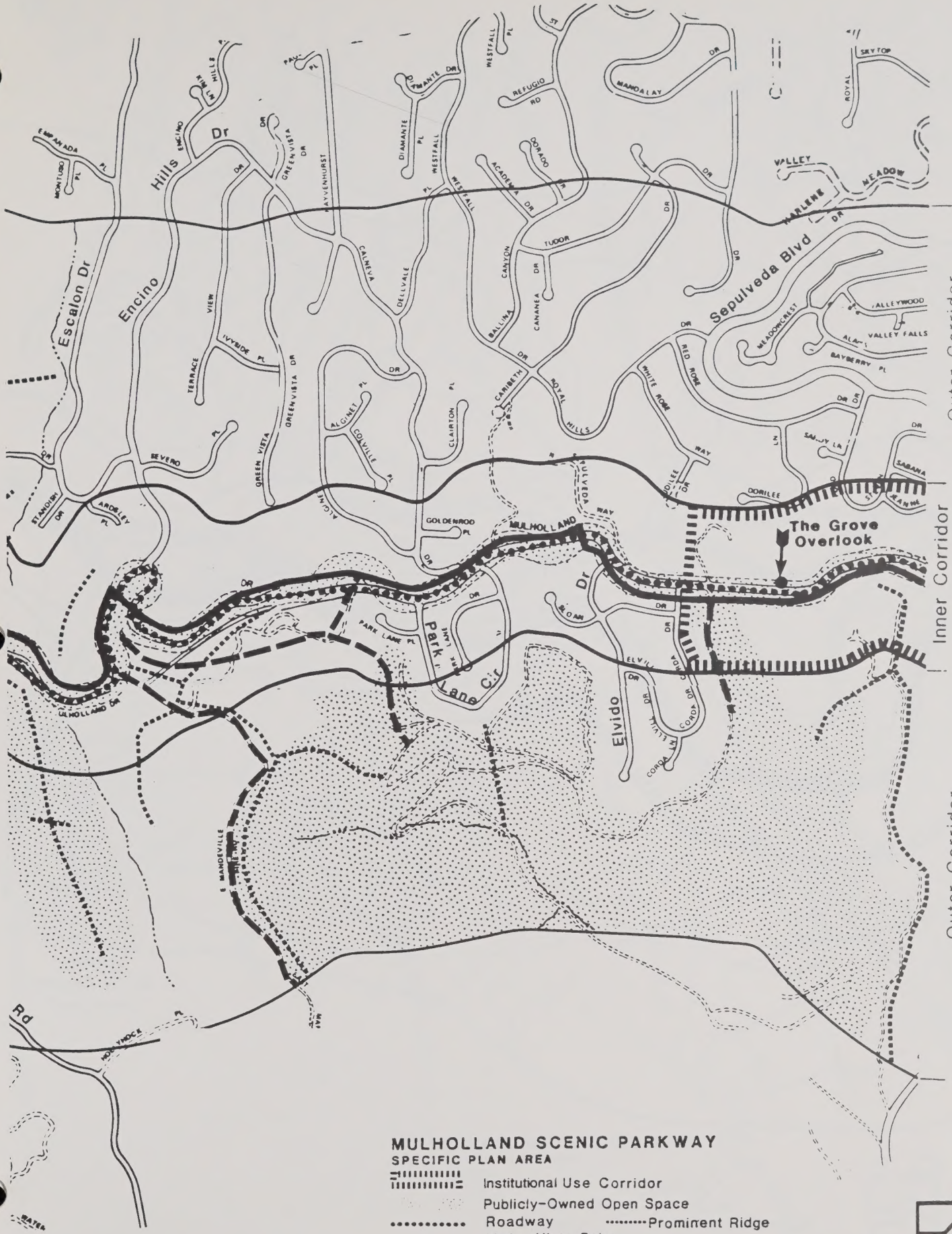
Alizondo Park
Alizondo Park
Topanga
Mulholland
HWY
MULHOLLAND
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
Publicly-Owned Open Space
Roadway
Prominent Ridge
Major Vista Point
Core Trail
Public Parkland
Existing Trail, Fire or Service Road
Proposed Trail

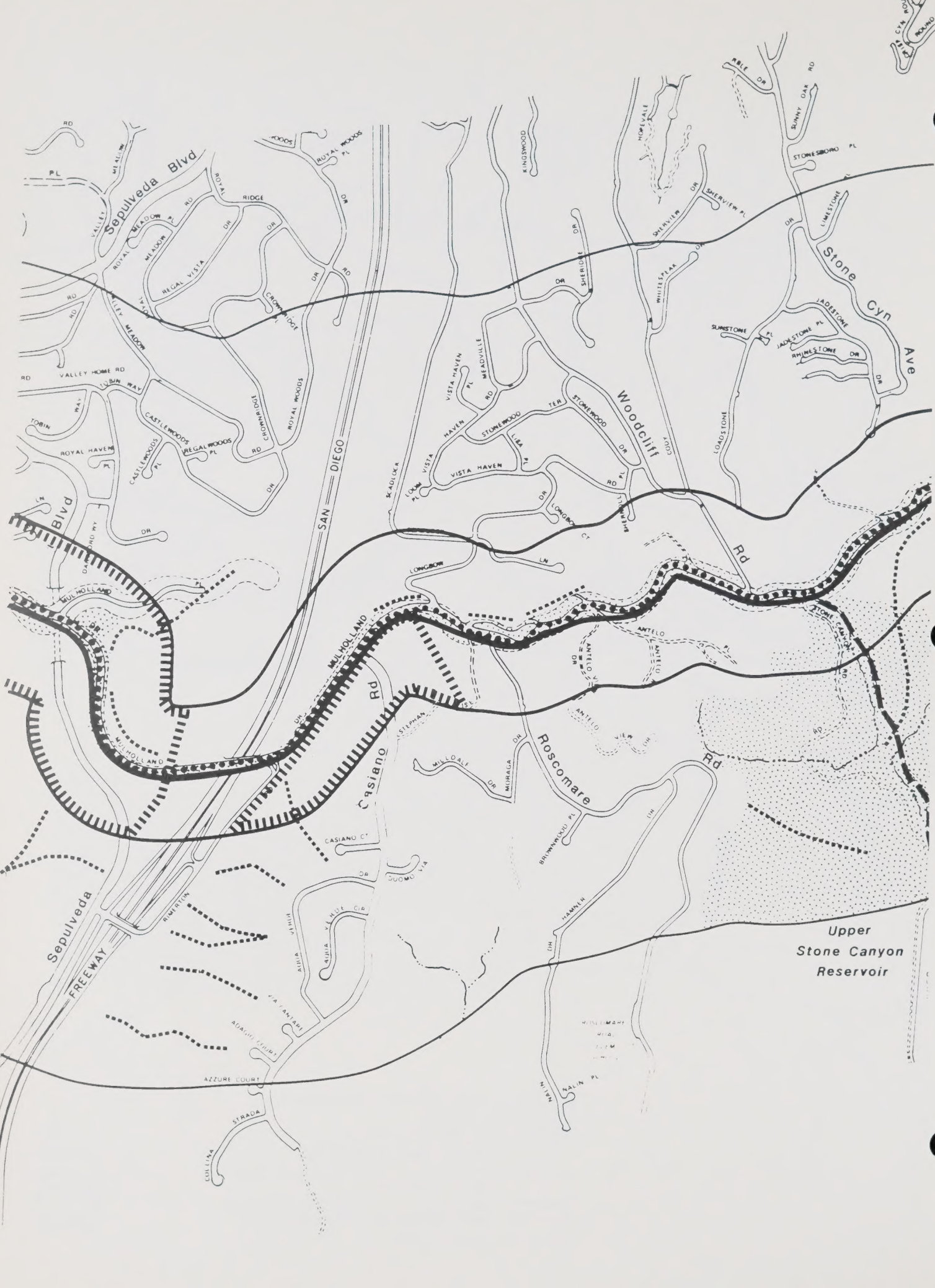
Natoma Ave
Canoga Ave
"C" Overlook
"D" Overlook
Outer Corridor
Inner Corridor
Outer Corridor
MAP 1B

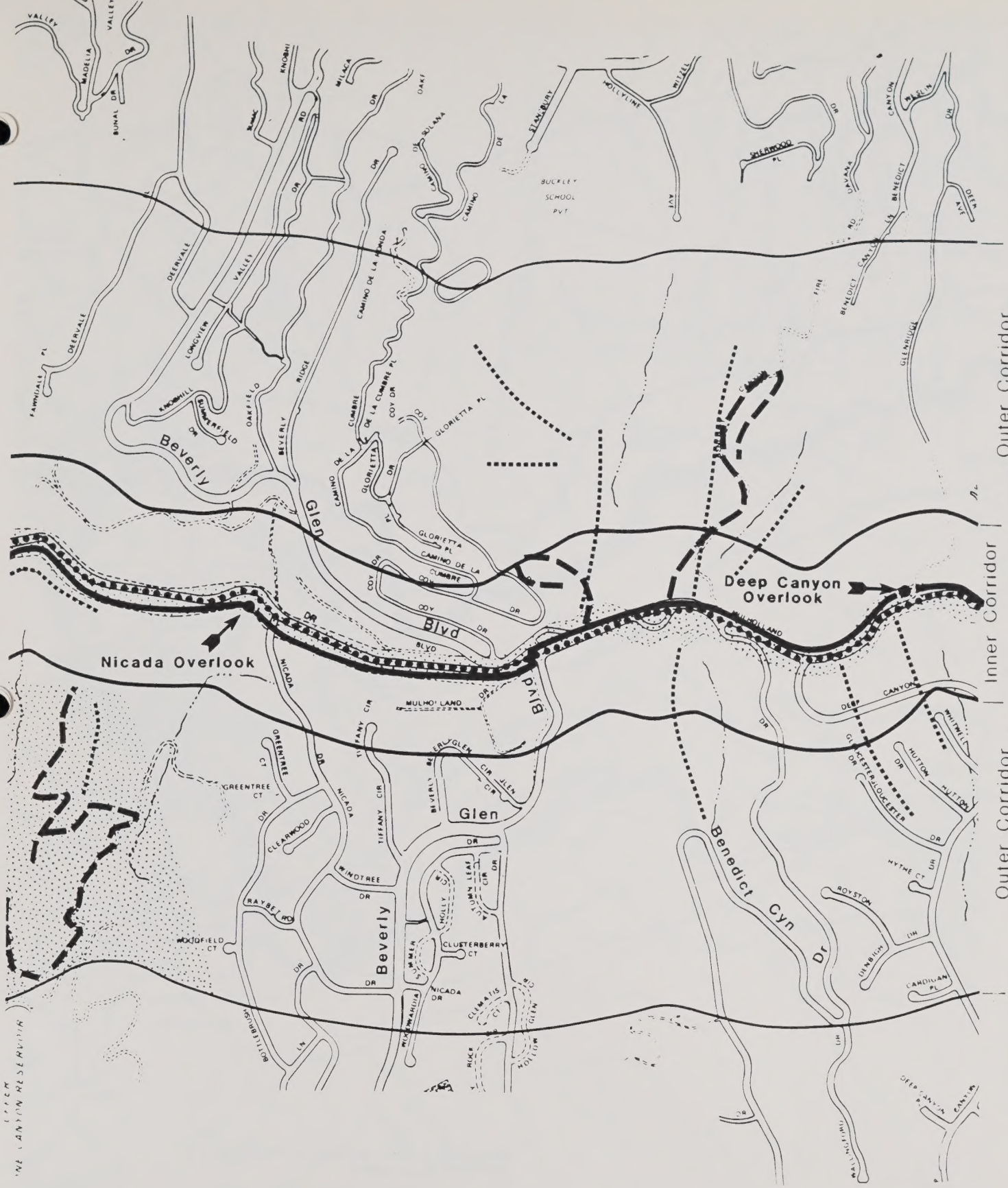

Greenbriar Dr
Corbin Ave
Vanalden Ave
Reseda Blvd
Corbin Overlook
"A" Overlook
"B" Overlook
Topanga State Park


Outer Corridor
Inner Corridor
Outer Corridor
MULHOLLAND
DR
Topanga State
Park MVP
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
Publicly-Owned Open Space
Roadway
Prominent Ridge
Major Vista Point
Core Trail
Existing Trail, Fire or Service Road
Proposed Trail
Organized Group Meeting Area
MAP 2B


DEER VIEW CT
ALONZO
MULHOLLAND
DR
CLEMONE
San Vicente Mountain Park
San Vicente Mountain Park MVP
CITY PARK
LEXY VALLEY
Mandeville Cyn
SHERRY LANE
MULHOLLAND RD
WATER
POWER
POLE
80


Escalon Dr
Encino
Hills
Dr
Sepulveda Blvd
MULHOLLAND
Park Lane Cir
Elvido
The Grove
Overlook
Inner Corridor
(& Institutional Use Corridor)
Outer Corridor
Outer Corridor
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
Institutional Use Corridor
Publicly-Owned Open Space
Roadway
Prominent Ridge
Major Vista Point
Core Trail
Public Parkland
Existing Trail, Fire or Service Road
Proposed Trail
MAP 3B

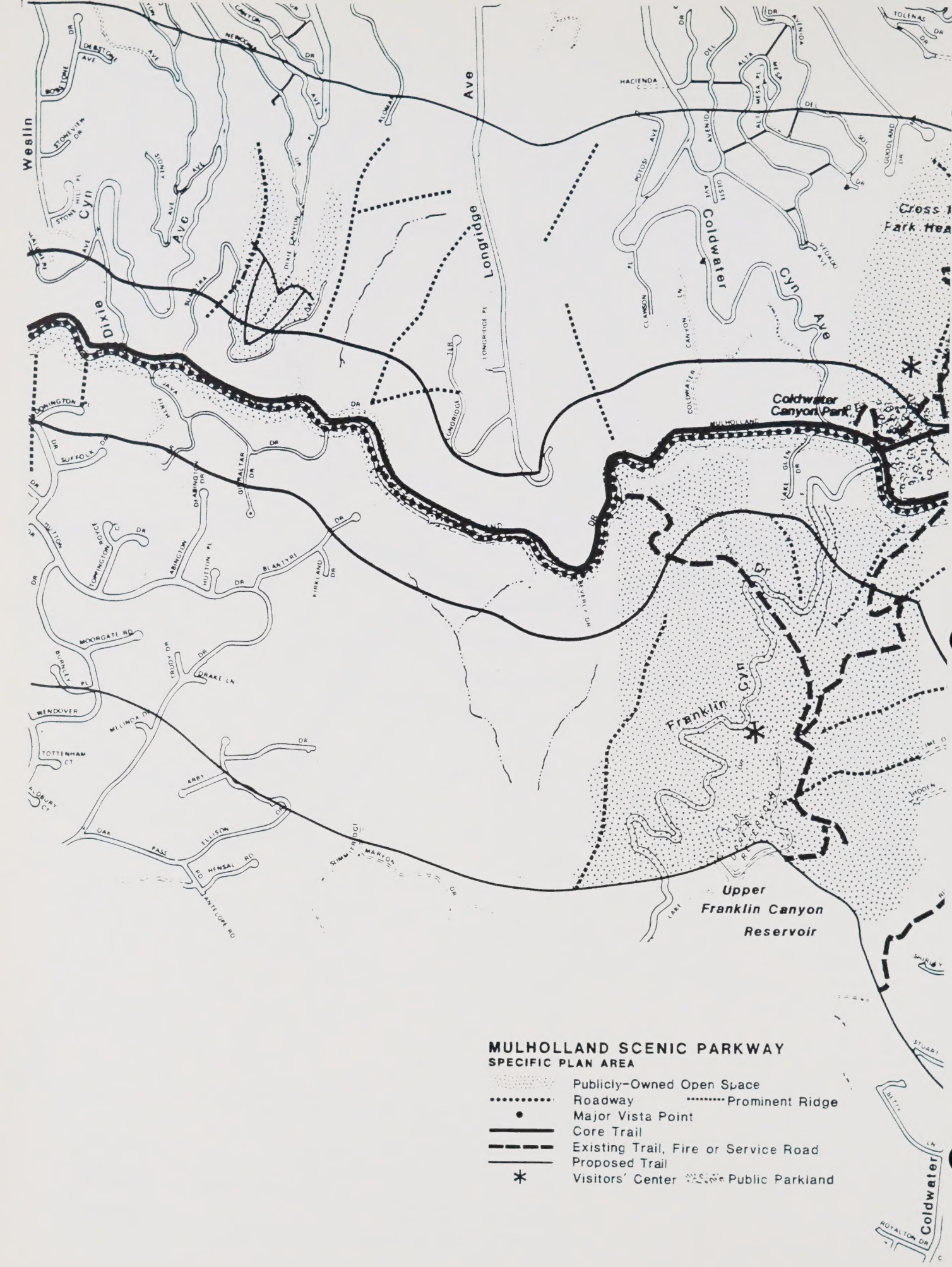

Sepulveda Blvd
SAN DIEGO
Stone Cyn Ave
Woodcliff
Rd
Casiano Rd
Roscomare Rd
MULHOLLAND
Sepulveda FREEWAY
Upper
Stone Canyon
Reservoir

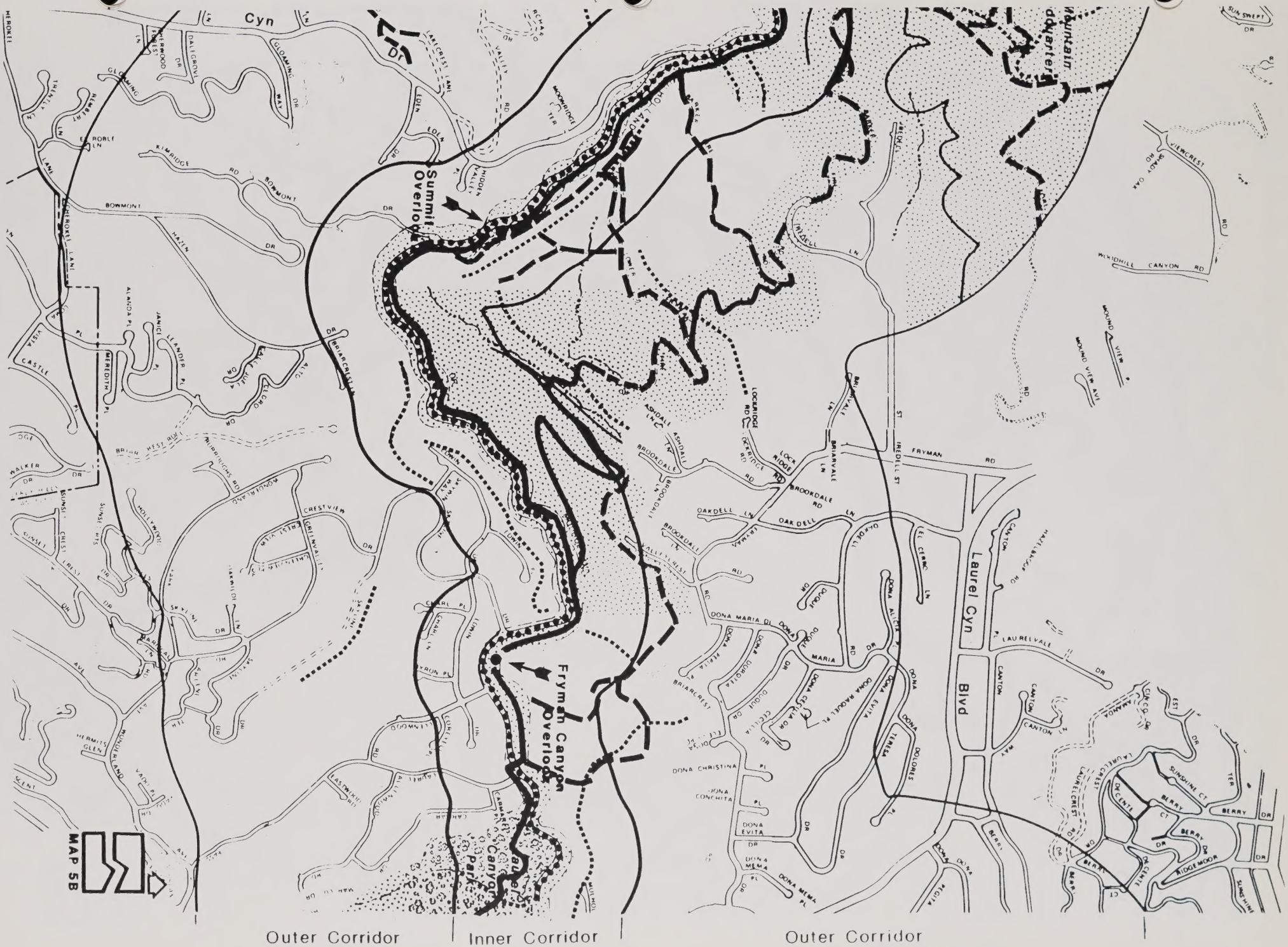


MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA

- Institutional Use Corridor
- Publicly-Owned Open Space
- Roadway
- Prominent Ridge
- Major Vista Point
- Core Trail
- Existing Trail, Fire or Service Road

MAP 4B


Weslin
Ave
Longridge
Coldwater
Cyn
Ave
Dixie
Coldwater
Canyon Park
Franklin Cyn
Upper
Franklin Canyon
Reservoir
MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
Publicly-Owned Open Space
Roadway
Prominent Ridge
Major Vista Point
Core Trail
Existing Trail, Fire or Service Road
Proposed Trail
Visitors' Center
Public Parkland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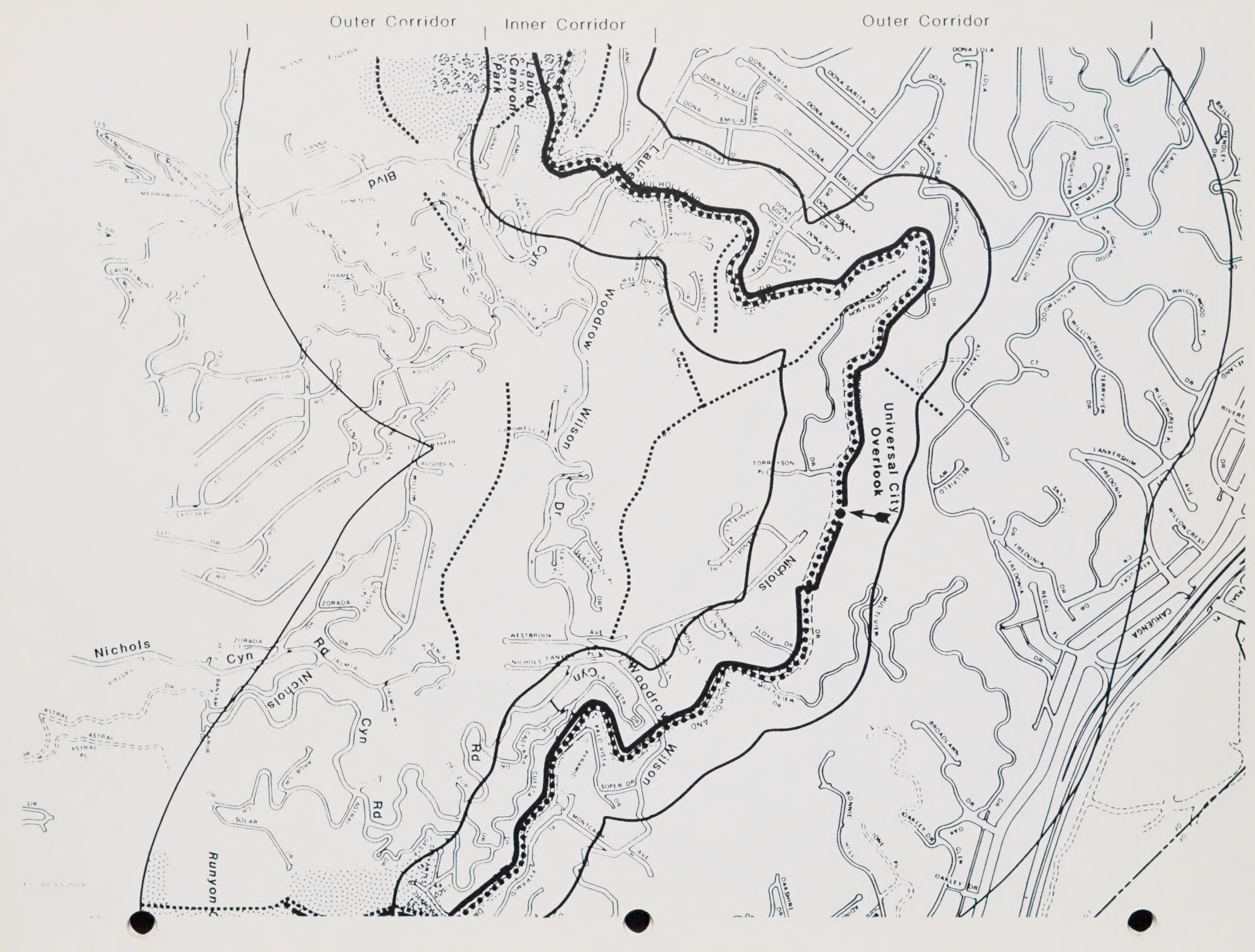
Fryman Canyon Overlook
Laurel Cyn Blvd
Outer Corridor
Inner Corridor
Outer Corridor
MAP 5B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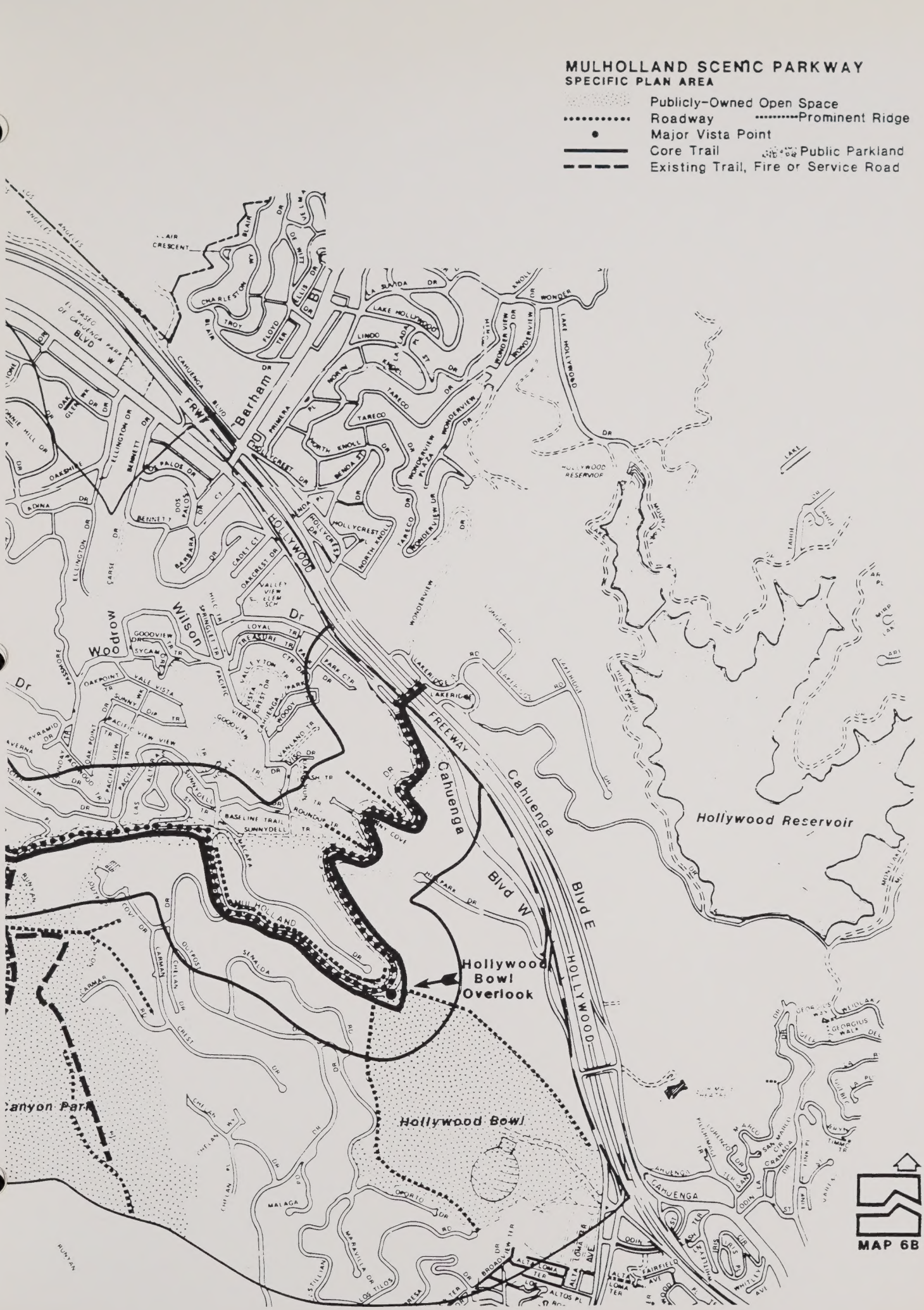
Inner Corridor
Outer Corridor
Laurel Canyon Park
Blvd
Cyn
Woodrow Wilson
Dr
Universal City Overlook
Nichols
Cyn
Nichols
Rd
Cyn
Rd
Runyon
Rd
Waddrow Wilson
Cyn
Nichols
Dr
Laurel
MULHOLLAND
DONA MARIA
DONA SARITA PL
DONA EMILIA
DONA SUSANA
DONA SOFIA
DONA ROSA
DONA LOLA
BRIGHTVIEW
WRIGHTWOOD
WILLOWCREST
TERRYVIEW
LANKERSHIM
FREDONIA
WILLOW CREST
CAHUENGA
TORREYSON
WESTBROOK
ZORADA
SOLAR
ASTRAL
SOPER DR
BROADLAWN
RONNIE
OAKLEY
GLEN
RIVERT


MULHOLLAND SCENIC PARKWAY
SPECIFIC PLAN AREA
Publicly-Owned Open Space
Roadway
Prominent Ridge
Major Vista Point
Core Trail
Public Parkland
Existing Trail, Fire or Service Road
Hollywood Reservoir
Hollywood Bowl Overlook
Hollywood Bowl
Cahuenga Blvd W
Cahuenga Blvd E
Cahuenga FREEWAY
Barham
Wodrow Wilson Dr
MAP 6B

Hollywoodland Specific Plan

TABLE OF CONTENTS

D. **Hollywoodland Specific Plan**

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4 Specific Plan Ordinance
5. Administrative Responsibilities

Part 1

HOLLYWOODLAND SPECIFIC PLAN
ORDINANCE NO. 168,121
EFFECTIVE JULY 8, 1992

SUMMARY OF PROVISIONS

PURPOSE

- To protect the character of the Hollywoodland area as it was in the early decades of the Hollywoodland Tract, when the initial deed restrictions and design series of architectural styles consisting of Mediterranean, English, French, and other traditional cottages and villas having uniformly high quality design and construction.

- To protect and enhance the buildings, structures, sites, and area of Hollywoodland which are a reminder of the City's history and are unique and irreplaceable assets to the City and to the Hollywood Community.

USES

All Projects in the Specific Plan Area shall conform to the following use regulations:

- No one-family, or multi-family uses shall be permitted on commercially zoned lots.

- Prohibited Commercial Uses:

    1. Fast Food Establishments with or without a drive-up window.

    2. Clubs, Lodges, Bridge Clubs, Hospitals, Clinics and Sanitariums.

RESIDENTIAL DEVELOPMENT REGULATIONS

Structural Elements and Appurtenances

1. No heating, ventilation or air conditioning equipment installed in a new building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents.

2. Any other appurtenances installed on a new building or added to an existing building, except for solar heating panels receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywoodland.

Fences and Walls

1. Except for Granite Walls and Granite Stairways, no new fence or new wall or addition to an existing fence or all shall be permitted closer than three feet from the front lot line.

   No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.

2. No structures, including fences or walls, shall be attached to a Granite Wall or Granite Stairway when the Wall or Stairway is located in a public right-of-way.

Parking

1. A Project on a street that has a paved roadway width of between 28 feet and 36 feet shall have one off-street parking space, in addition to LAMC requirements.

2. A Project on a street that has a paved roadway width of less than 28 feet shall have two off-street parking spaces, in addition to the LAMC requirements.

Landscaping

At least 50 percent of the required front and side yards of the lot on which a Project is located shall be landscaped.

Street Improvements

Every Project applicant shall agree to complete all required street improvements.

If a Project has frontage on an unimproved public street, then improvements along the entire lot frontage of the Project shall be required.

These improvements shall have a roadway width of at least 28 feet and curbs on both sides. No sidewalk shall be required.

Yards

1. Front Yards: For any Project on a lot which fronts on a substandard hillside limited street, there shall be a front yard of at least ten feet.

2. Side Yards: For any main building, each side yard shall not be less than five feet.

HEIGHT

No building or structure shall exceed 36 feet in height, except:

1. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance from the exterior wall of the building exceeds the lowest grade adjacent to the exterior wall of a building or more than 20 feet, then no building or structure shall exceed 45 feet in height.

2. Within 20 feet in depth from the front lot line of a lot, no Project shall exceed 24 feet in height measured from the highest point of the roof structure or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line or the street elevation if there is no curb.

LOT COVERAGE

1. No Project, including main and accessory buildings, shall cover more than 30 percent of the area of a lot.

2. Where the Project is an addition to an existing building, the combination of the area of both the existing building and the addition shall cover no more than 30 percent of the lot area.

BUILDING AND REGULATIONS

Fire Protection

1. Any new construction of a one-family dwelling or detached accessory building shall be protected throughout with an approval automatic fire sprinkler system.

2. An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

   Whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building.

Sewer Connection

A sewer connection shall be provided for any new dwelling unit on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

Grading

The Natural Elevation of a Ridgeline shall not be altered by more than 5 feet and shall be retained in its natural state to the greatest extent possible.

If altered or graded, the principal ridges shall be relandscaped utilizing landform planting techniques, as described in the Los Angeles City Planning Department's Landform Grading Manual.

HOLLYWOODLAND SPECIFIC PLAN
ORDINANCE NO. 168,121
EFFECTIVE JULY 8, 1992

SUBJECT INDEX

SUBJECT	PAGE
Appeals	4-5
Applicant	4-5
City Council	4-5
City Planning Commission	4-5
Hearing notice	4-5
Buillding regulations	4-3
Fire Protection	4-3
Grading	4-4
Sewer connection	4-4
Definitions	4-1
Fast food	4-1
Granite walls, stairs	4-1
Natural elevation	4-1
Project	4-1
Ridgeline	4-1
Exceptions	4-5
Fees	4-5
Appeals	4-5
Application	4-5
Fences and Walls	4-2
Fire protection	4-3
Grading	4-4
Height	4-3
Hollywoodland Project Design Approval	4-4
Director of Planning	4-4
Director's Designee	4-4
DRAB	4-4
Point system	4-4
Hollywoodland Design Review Advisory Board	4-4
Expiration of term	4-5
Memberss and composition	4-4
Organization-Meetings	4-5
Responsibilities	4-5
Terms of membership	4-5
Vacancies	4-5
Landscaping	4-2
Lot coverage	4-3
Ordinance Page	4-5
Parking	4-2
Prohibition	4-1
Purposes	4-1
Relationship LAMC	4-1

SUBJECT	PAGE
Residential Development Regulations	4-2
Fences and walls	4-2
Landscaping	4-2
Parking	4-2
Street improvements	4-2
Structural element and appurtenances	4-2
Yards	4-2
Specific Plan Area Map	4-1
Street improvements	4-2
Structural elements	4-2
Uses	4-1
Permitted	4-1
Prohibited	4-2
Yards	4-2
Front yards	4-3
Side yards	4-3

HOLLYWOODLAND SPECIFIC PLAN
ORDINANCE NO. 168,121
EFFECTIVE JULY 8, 1992

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION
Prohibited Land Use	No one-family or multi-family uses shall be permitted on commercially zoned lots. Fast foot establishments with or without a drive up window. Clubs, lodges, bridge clubs, hospitals, clinics and sanitariums.	6A
Granite Walls And Stairways	Granite walls and granite stairways include all granite stairways within the Specific Plan area constructed in or about 1923, at the time of the original Hollywoodland Tract subdivision.	4
Project	Project is the construction, erection or addition to a structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area.	4
Structural Elements And Appurtenances	No heating, ventilation or air conditioning equipment installed in a new or an existing building shall be located on the roof of a house or garage.	7A
Fences and Walls	Except for granite walls and granite stairways, no new fence or new all or addition to an existing fence or all shall be permitted closer than three feet from the front lot line, and shall not exceed six feet in height.	7B
Parking	A project on a street with a paved roadway width between 38-36 feet shall have one additional off-street parking space. If the paved roadway width is less than 28 shall have two additional off-street parking space.	7C
Landscaping	At least 50 percent of the required front and side yards shall be landscaped.	7B
Yards Front Yard Substandard Street	3 feet foot yard for detached/ attached accessory one-story garage.	
Standard Hillside Street	Front yard shall be as required by the LAMC.	
Side Yards	Main building, each side yard shall not be less than five feet. One foot shall be added for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.	7F
Height	No building or structure shall exceed 36 feet in height.	7G
Lot Coverage	No project, including main and accessory buildings and additions to an existing building shall not cover more than 30 percent of the area of a lot. No more than 50 percent of the area of a lot shall be covered by the combination of all buildings and paved surfaces; excludes required parking paved surfaces.	7H

Part 4

HOLLYWOODLAND SPECIFIC PLAN
ORDINANCE NO. 168,121
EFFECTIVE JULY 8, 1992

An ordinance establishing a Specific Plan, known as the Hollywoodland Specific Plan, for a portion of the Hollywood Community Plan. **NOW THEREFORE,**

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF SPECIFIC PLAN AND MAP OF SPECIFIC PLAN AREA. The City Council hereby establishes the Hollywoodland Specific Plan which shall be applicable to that area of the City of Los Angeles shown within the heavy black lines on the following map.

Sec. 2. PURPOSES. The purposes of this Specific Plan are as follows:

A. To protect Hollywoodland, a unique and historical residential community in Hollywood, planned in the early 1920's as a custom home, single-family subdivision with a "European Village" character.

B. To protect the undeveloped ridgelines enclosing Hollywoodland which are a limited and valuable natural resource, worthy of protection.

C. To preserve and build upon the community's natural environment, unique history and architectural character.

D. To ensure that new development on the currently 220 vacant lots and redevelopment of the 525 existing homes, particularly those built in the 1960's and 1970's, enhances the character of the community rather than compromises its integrity.

E. To protect against development of overly massive buildings which are out-of-scale with the existing buildings.

F. To improve fire protection and safety equipment access on narrow, winding streets of substandard width in the Hollywoodland area.

G. To protect Hollywoodland as it was in the early decades of the Hollywoodland Tract, when the initial deed restrictions and design review process produced a series of architectural styles consisting of Mediterranean, English, French and other traditional cottages and villas having uniformly high quality design and construction.

H. To permit and facilitate new development as long as it is compatible with and enhances the character and quality of the existing community.

I. To protect and enhance the buildings, structures, sites and area of Hollywoodland which are a reminder of the City's history and are unique and irreplaceable assets to the City and to the Hollywood Community.

J. To maintain the hillsides for their natural beauty and as appropriate settings for the Hollywoodland development.

K. To ensure that new development in the Hollywoodland Specific Plan area is not detrimental to the surrounding community.

Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

A. The regulations set forth in this ordinance are in addition to those set forth in the provisions of the Los Angeles Municipal Code (L.A.M.C.) and do not convey any rights or privileges not otherwise granted under those other provisions except as specifically provided for herein.

B. Wherever this Specific Plan contains provisions requiring greater setbacks, greater restrictions on building height, more restrictions on commercial uses, or more restrictive lot coverage regulations as compared with provisions contained in L.A.M.C. Chapter 1, the Specific Plan shall prevail and supersede the other applicable provisions.

Sec. 4. DEFINITIONS. Wherever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in L.A.M.C. Section 12.03 and 91.0403.

Fast Food Establishment. Fast Foot Establishment is an establishment which dispenses prepared food over a counter for consumption on or off the premises. This definition does not include a cafeteria.

Granite Walls and Granite Stairway. Granite Walls and Granite Stairways include all granite walls and granite stairways within the Specific Plan area constructed in or about 1923, at the time of the original Hollywoodland Tract subdivision.

Natural Elevation. Natural Elevation is the ground elevation(s) prior to any grading or the ground elevation(s) of a site that has already been graded prior to the effective date of this ordinance.

Project. Project is the construction, erection or addition to a structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area.

Ridgeline. Ridgeline is the line formed by the elongated principal topographic crest, shown on the map in Section 1.

Sec. 5. PROHIBITION. No building permit shall be issued for any Project in the Specific Plan area unless the Project meets all of the requirements of this Specific Plan.

Sec. 6. USES. All Projects in the Specific Plan area shall conform to the following use regulations:

A. No one-family, two-family, or multi-family uses shall be permitted on commercially zoned lots.

B. prohibited Commercial Uses:

1. Fast Food Establishments with or without a drive-up window.

2. Clubs, Lodges, Bridge Clubs, Hospitals, Clinics and Sanitariums.

Sec. 7. RESIDENTIAL DEVELOPMENT REGULATIONS. All Projects shall conform to the following restrictions:

A. **Structural Elements and Appurtenances.** Notwithstanding the provisions in L.A.M.C. Section 12.21.1.B.3:

1. No heating, ventilation or air conditioning equipment installed in a new building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents.

2. Any other appurtenances installed on a new building or added to an existing building, except for solar heating panels, receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywoodland.

B. **Fences and Walls.**

1. Except for Granite Walls and Granite Stairways, no way fence or new wall or addition to an existing fence or wall shall be permitted closer than three feet from the front lot line. No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.

2. No structures, including fences or walls, shall be attached to a Granite Wall or Granite Stairway when the Wall or Stairway is located in a public right-of-way.

C. **Parking.**

1. A Project on a street that has a paved roadway width of between 28 feet and 36 feet shall have one off-street parking space, in addition to the requirements in L.A.M.C. Section 12.21.

2. A Project on a street that has a paved roadway width of less than 28 feet shall have two off-street parking spaces, in addition to the requirements in L.A.M.C. Section 12.21.

3. If a Project is located on a lot that has less than 5,000 square feet of lot area, then the required additional parking in Paragraphs 1 and 2 above may be in tandem and may be located within the required 10 foot front yard.

4. These additional parking spaces may be uncovered.

5. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

D. **Landscaping.**

1. Except for area used for required parking pursuant to Subsection C above and L.A.M.C. Section 12.21, at least 50 percent of the required front and side yards of the lot on which a Project is located shall be landscaped.

2. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

E. **Street Improvements.** Every Project application shall agree to complete all required street improvements. In order to assure such compliance, the applicant shall provide a bond or other assurance to the satisfaction of the Bureau of Engineering, prior to the issuance of a building permit.

If a Project has frontage on an unimproved public street or involves reopening of a street which has been withdrawn from public use, or if a new Project takes access from a driveway or private street from which four or more dwelling units already take access, then improvements along the entire lot frontage of the Project shall be required. These improvements shall be consistent with those of adjacent improved public street, but shall, in all cases, have a roadway width of at least 28 feet and curbs on both sides. No sidewalk shall be required. These street improvements shall be constructed or guaranteed to the satisfaction of the City Engineer.

For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any additions to an existing building, so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

The appellate procedures provided in L.A.M.C. Section 12.37 I shall be available for relief from this subsection.

F. **Yards.** This subsection shall be applicable to new building and structures and to additions to existing buildings and structures.

1. **Front Yards.**

a. For any Project on a lot which fronts on a substandard hillside limited street, there shall be a front yard of at least ten feet.

b. Notwithstanding a. above, there shall be a minimum three foot front yard for any detached accessory one-story garage or for that portion of any building which is an attached accessory one-story garage.

c. For any Project on a lot which fronts on a standard hillside limited street, the front yard shall be as otherwise required by the L.A.M.C.

2. **Side Yards.**

a. For any main building, each side yard shall not be less than five feet.

b. For any main building on a lot in RA, RE, RS, R1 and RD Zones, one foot shall be added to the above required five foot width of each side yard for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.

G. **Height.** No building or structure shall exceed 36 feet in height as measured from the lowest grade adjacent to the exterior wall of the building or structure to the highest point of the roof structure or parapet exterior wall, except that:

1. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance from the exterior wall of the building exceeds the lowest grade adjacent to the exterior wall of a building by more than 20 feet, then no building or structure shall exceed 45 feet in height.

2. Notwithstanding Paragraph 1 above, within 20 feet in depth from the front lot line of a lot, no Project shall exceed 24 feet in height measured from the highest point of the roof structure or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line or the street elevation if there is no curb.

3. Notwithstanding either of the above paragraphs, an addition to an existing building may exceed limits in Paragraphs 1 and 2 above, but in no event shall the addition exceed the height of the existing building.

H. **Lot coverage.**

1. No Project, including main and accessory buildings, shall cover more than 30 percent of the area of a lot.

2. Where the Project is an addition to an existing building, the combination of the area of both the existing building and the addition shall cover no more than 30 percent of the lot area. If the existing building already exceeds the permitted lot coverage, then no additions shall be permitted which would exceed the footprint of the existing building.

3. Except for required parking, pursuant to Subsection C above and L.A.M.C. Section 12.21, no more than 50 percent of the area of a lot shall be covered by the combination of all buildings and paved surfaces.

4. For the purposes of this subsection, a Project does not include interior remodelling of an existing building, or any addition to an existing building so long as the total cumulative floor area of all additions made after the effective date of this Specific Plan does not exceed 500 square feet.

Sec. 8. BUILDING REGULATIONS. All Projects shall comply with the regulations in this Section.

A. **Fire Protection.**

1. Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code.

2. An approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code shall be installed:

a. Whenever an addition to an existing one-family dwelling or accessory building increases the floor area by 50 percent or more of the area of the existing dwelling or building; or

b. Whenever the aggregate value of any alterations within a one-year period exceeds 50 percent of the replacement cost of the dwelling or building is located more than two miles from a fire station housing a Los Angeles City Fire Department Truck Company or more than one and one-half miles from a fire station housing a Los Angeles City Fire Department Engine Company.

c. The sprinkler system required in 1 and 2 above shall be sufficient to cover the entire dwelling or building, unless otherwise

determined by the Department of Building and Safety, and shall be installed in compliance with all applicable codes.

3. The provisions of Paragraphs 1 and 2 above shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.

B. **Sewer Connection.**

1. A sewer connection shall be provided for any new dwelling unit on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

C. **Grading.** The Natural Elevation of a Ridgeline shall not be altered by more than 5 feet and shall be retain in its natural state to the greatest extend possible. Of altered or graded, the principal ridges shall be relandscaped utilizing landform planting techniques, as described in the Los Angeles City Planning Department's Landform Grading Manual (located in City Council File No. 82-0557), in order to create the appearance of ridgeline and shelf configurations, to the satisfaction of the Department of Building and Safety and the City Planning Department.

Sec. 9. HOLLYWOODLAND PROJECT DESIGN APPROVAL.

A. **Requirement.** No building permit shall be issued for a Project unless a Project Design Approval has been issued in accordance with this Section. A Project Design Approval shall only be issued for a Project which is consistent with the character of Hollywoodland. The Director, and the City Planning Commission and City Council on appeal, shall make that determination based on the design criteria and point system established in the Hollywoodland Design Guidelines approved by the City Planning Commission.

B. **Procedure and Authority of the Director of Planning.**

1. The Director of Planning or the Director's designee shall have the authority to grant, conditionally grant, or deny a Project Design Approval application.

2. In making the initial determination on a Project Design Approval, the Director shall utilize the point system contained in the Hollywood Design Guidelines approved by the City Planning Commission which establishes a threshold number of points that must be attained in order to receive a Project Design Approval. If the Director receives a recommendation by the Design Review Advisory Board as described below in C 1, the Director may make a further determination regarding the Project Design Approval application, granting it, denying it, or granting it with modifications.

3. The Director shall establish administrative methods, guidelines, procedures and forms as many be necessary to conduct reviews and render decisions, prior to processing any Project Design Approval applications.

4. Within ten working days of the Department's acceptance of a complete application, the Director or the Director's designee shall review the application for compliance with the adopted Hollywoodland Design Guidelines point system and grant, deny or grant with modifications a Project Design Approval.

5. An application for a Project Design Approval shall be filed in any public office of the Department of City Planning on forms provided for that purpose by the Department

C. **Hollywoodland Design Review Advisory Board.**

1. **Authority.** The Director may, upon the request of the applicant, refer to the Hollywoodland Design Review Advisory Board for review, an application for a Project Design Approval denied by the Director, the design of which Project failed to receive the required number of points utilizing the Design Guidelines. The Board may then make recommendations to the Director of Planning regarding the Project. These recommendations shall be made within 21 calendar days after the application has been referred to the Board.

The Board shall submit its recommendation to the Director of Planning within fifteen calendar days after it has acted on the application.

The Board's recommendation shall include approval, disapproval, or approval with recommendations for modifications to the Project. The Board shall make its recommendation based upon the Hollywoodland Design Guidelines adopted by the City Planning Commission. In the event of a recommendation for approval, the Board shall specify those areas in which the Project complies with the intent of the Hollywood Design Guidelines.

2. **Number of Members and Composition of Membership of the Hollywoodland Advisory Board.**

a. **Number of Members.** The Board shall consist of seven members.

b. **Appointment of Members.** The members of the Board shall be appointed by the councilmembers of the council districts in which the Specific Plan area is located.

c. **Composition of Membership.** The Board shall be composed of two architects and two

professionals from the following or similar related fields: planning, urban design, and landscape architecture. The three remaining members need not be design professionals. All members shall reside, operate a business, or be employed within the community plan area(s) in which the specific plan is located. If no one is eligible or available for appointment in the designated disciplines who resides, operates a business, or is employed within the community plan areas(s), then the councilmember(s) may make an appointment without regard to those requirements.

3. **Terms of Membership.** A term shall be no longer than four years. The members of the Board shall be appointed to staggered terms so that at least one term becomes vacant in each successive year. The chairperson and vice-chairperson shall be elected annually by a majority of the Board members.

4. **Vacancies.** In the event of a vacancy occurring during the term of a Board member, the councilmember who appointed the Board member shall make an appointment to serve the unexpired term of that member. Where the member is required to have a specific qualification, the vacancy shall be filled, if possible, by a person having a similar qualification.

5. **Expiration of Term.** Upon expiration of the term of any Board member, the appointment for the next succeeding term shall be made by the councilmember(s) or the successor of the councilmember who made the previous appointment.

6. **Organization.** The Board shall hold regular meetings at fixed times in the month with a minimum of two meetings per month. Meetings may be canceled if no deemed complete applications are received at least 14 calendar days prior to the next scheduled meetings.

F. **Appeals.**

1. **Applications.** An applicant or any other person aggrieved by a determination of the Director of Planning may appeal to the City Planning Commission, and thereafter to the City Council.

The appeals shall be in writing and shall set forth specifically the reasons why the determination should not be upheld. Appeals shall be filed in any public office of the Department of City Planning, upon forms provided by the Department and accompanied by applicable fees. Appeals must be filed within 15 days of the mailing of the determination to the applicant. An appeal not property or timely filed shall not be accepted.

2. **Hearing Notice.** Upon receipt of the appeal application, a notice of a public hearing shall be given to the appellant and to all the other parties who have submitted a written request for notice.

3. **Appeal to Commission.** The Commission shall render its decision in writing within 15 days after completion of the hearing. The Commission may sustain, reverse, establish additional conditions, or otherwise modify any determination of the Director. This decision shall be in writing and based upon the testimony and documents produced before the Commission, and supported by additional findings as may be required. If the Commission fails to act within the time specified herein, the action of the Director shall be deemed final. The Planning Commission's determination is appealable to the City Council. The City Council may also sustain, reverse, establish additional conditions, or otherwise modify any determination of the Director or Commission.

Sec. 10. EXCEPTIONS.

A. The provisions of this Specific Plan shall not apply to construction for which a building permit is required:

1. To comply with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition; or

2. To replace, restore or remodel a building provided that the Project does not increase the height, floor area, occupant load, number of dwelling units or number of guest rooms of the original building or structure.

B. The provisions of this Specific Plan shall not apply to a Project for which 1) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before (July 26, 1990); 2) a plan check fee was collected on or before (July 26, 1990); and 3) no subsequent changes are made to those plans which increase the height, floor area, or occupant load by more than five percent.

C. The provisions of this Specific Plan shall not apply to a Project for which a Project Permit pursuant to Ordinance Nos. 163,843, 165,107, 165,854, 166,582 or 167,370, was granted prior to July 26, 1990.

Sec. 11. Fees.

A. Application Fees. The application fee for a Project Design Approval shall be the same as for the application for Site Plan Ordinance Review, L.A.M.C. Section 16.05.

B. Fees for Appeals. The fee for an applicant's appeal from the Director of Planning's determination or the City Planning Commission's decision shall be the same as for an appeal from a specific plan design review decision as set forth in L.A.M.C. Section 19.01. The filing fee for processing an appeal by a person other than the applicant shall be as provided in L.A.M.C. Section 19.01.K.2.

Sec. 12. SEVERABILITY. If any provisions of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court or competent jurisdictions, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application and, to this end, the provisions and clauses of this Specific Plan are declared to be severable.

Part 5

HOLLYWOODLAND SPECIFIC PLAN
ORDINANCE NO. 168,121
EFFECTIVE JULY 8, 1992

ADMINISTRATIVE RESPONSIBILITIES

HOLLYWOOD PROJECT DESIGN APPROVAL

No building permit shall be issued for a Project unless a Project Design Approval has been issued.

Procedure and Authority of the Director of Planning

The Director of Planning shall have the authority to grant, conditionally grant, or deny a Project Design Approval application.

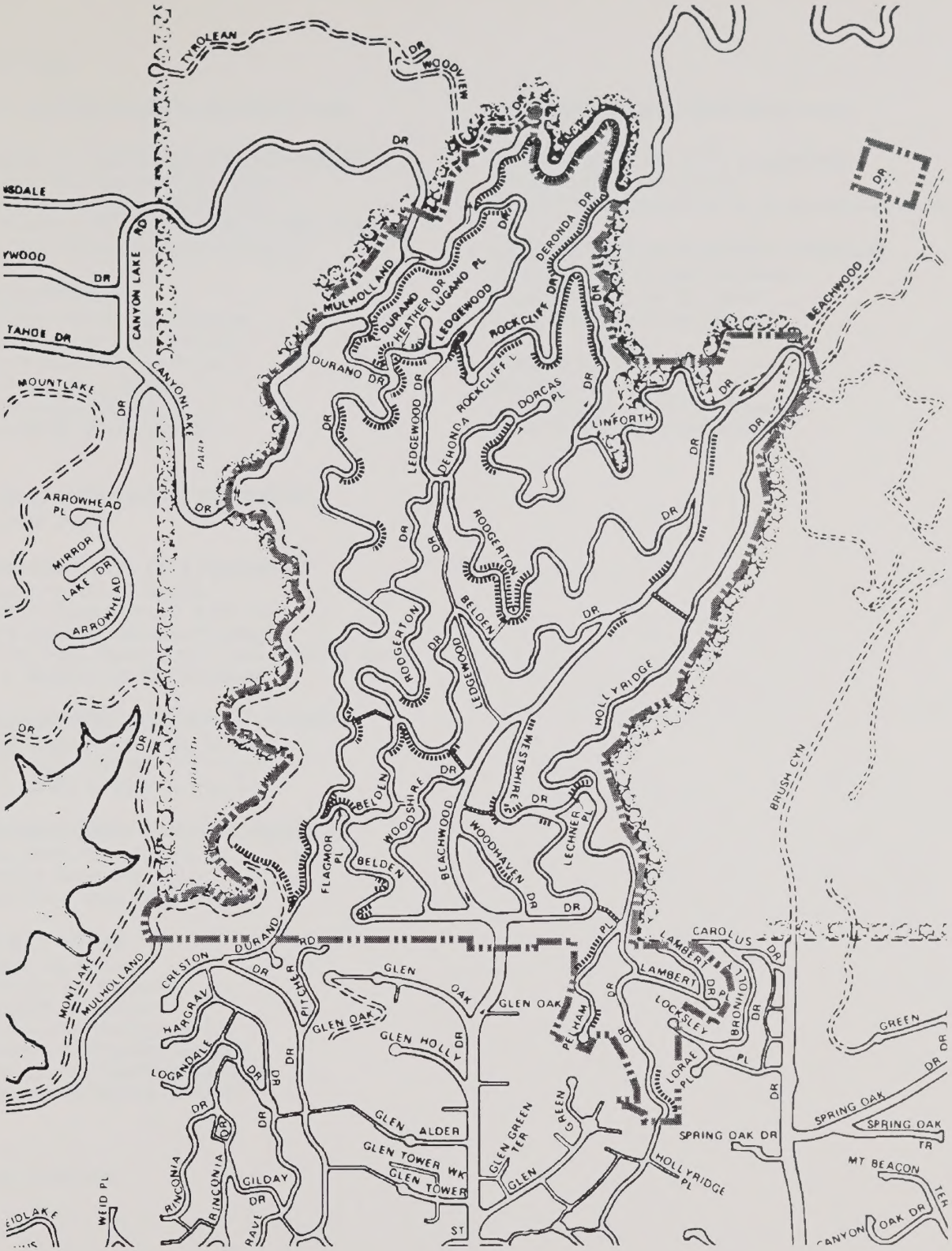
In making the initial determination on a Project Design Approval, the Director shall utilize the point system contained in the Hollywood Design Guidelines.

Hollywoodland Design Review Advisory Board

The Director may, upon the request of the applicant, refer to the Hollywoodland Design Review Advisory Board for review, an applicant for a Project Design approval denied by the Director, the design of which Project failed to receive the required number of points utilizing the Design Guidelines.

Appeals

An applicant or any other person aggrieved by a determination of the Director of Planning may appeal to the City Planning Commission, and thereafter to the City Council.



Area Boundary (where not duplicated by Griffith Park Boundary)

No Scale

Granite Walls & Stairways Constructed In 1923 at the time of the Original Hollywoodland Tract

EXHIBIT A-1

HOLLYWOODLAND SPECIFIC PLAN AREA

Credit Page

HOLLYWOOD REDEVELOPMENT PLAN

COMMUNITY REDEVELOPMENT AGENCY
Ed Helfeld, Redevelopment Administrator
Donald Cosgrove, Deputy Administrator
John Spaulding, Director of Planning and Urban Design
Rafique Khan, Assistant Director of Planning

PROJECT STAFF
Dianna Webb, Senior Project Manager
Len Betz, Assistant Project Manage
Richard Bruckner, Principal Planner
Robert Fazio, Senior Planner
Rudy Bocanegra, City Planner
Martha Nessle, Assistant Planner

MULHOLLAND SCENIC CORRIDOR SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING
Con Howe, Director of Planning
Kenneth C. Topping, Director of Planning*
Calvin S. Hamilton, Director of Planning*
Melanie S. Fallon, Deputy Director, Comprehensive Planning
Glenn F. Blossom, City Planning Officer*

NEIGHBORHOOD PLANNING DIVISION
G. David Lessley, Principal City Planner
Robert H. Sutton, Principal City Planner*
Arch D. Crouch, Principal City Planner*

NEIGHBORHOOD PLANNING SECTION
Lourdes Green, Senior City Planner
Emily Gabel, Senior City Planner*
Howard Martin, Senior City Planner*

PROJECT STAFF
Dan Scott, City Planner
King Woods, City Planner*
Dave Garrett, City Planner*
Ralph Avila, City Planning Associate
Violet Moyer, City Planning Associate*
Karen Hodin, City Planning Associate*
Jane Blumenfeld, Planning Assistant*

HOLLYWOODLAND SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING
Con Howe, Director of Planning
Melanie S. Fallon, Depury Director, Comprehensive Planning

NEIGHBORHOOD PLANNING DIVISION
G. David Lessley, Principal City Planner
Lourdes Green, Senior City Planner
Horace Tramel, Senior City Planner*

PROJECT STAFF
Dan Scott, City Planner
Lateef Sholebo, City Planning Associate
Luz, Echavarria, Planning Assistant*

* former project staff

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